

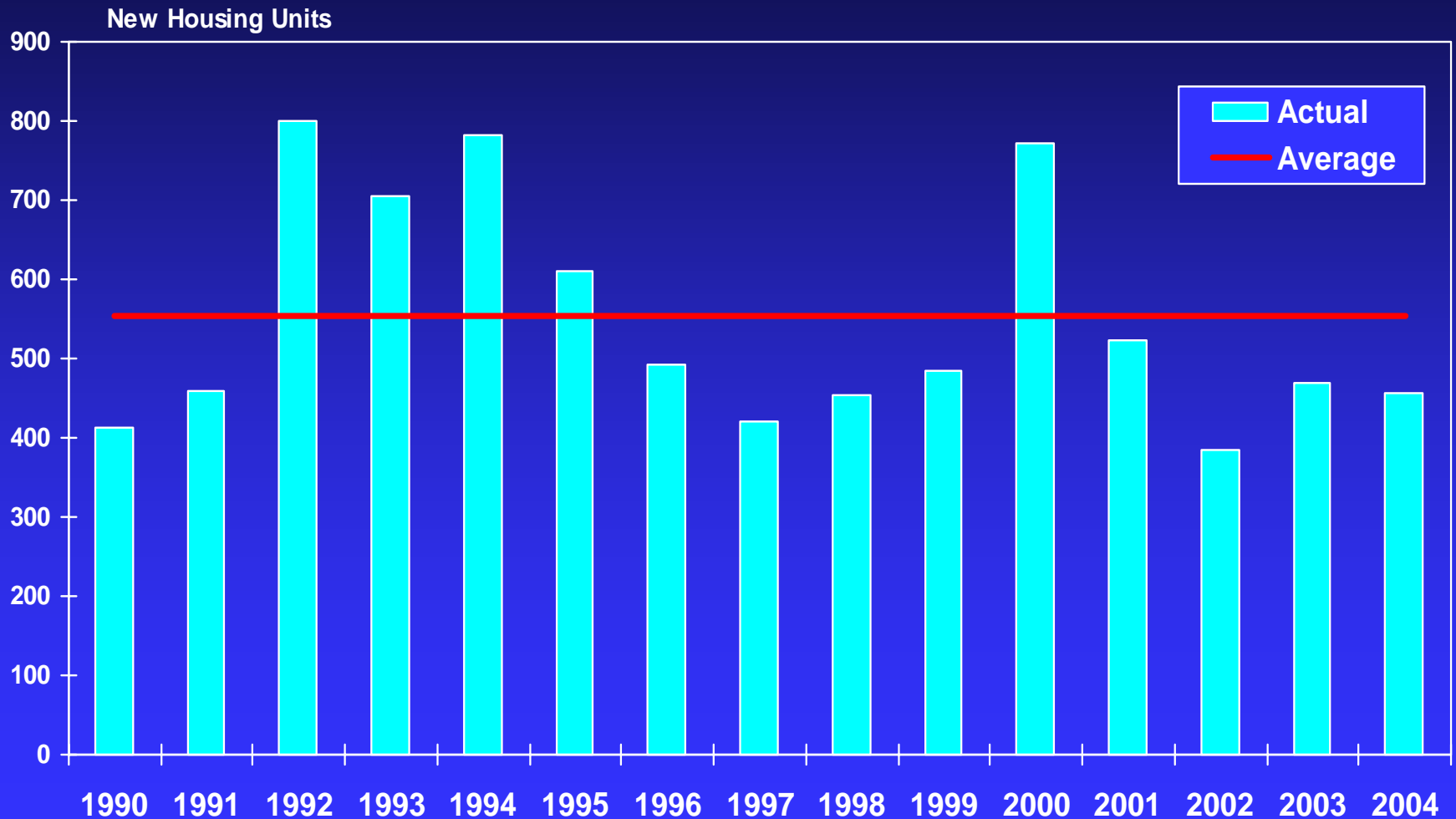
Charting the Course to 2025:

Housing Trends

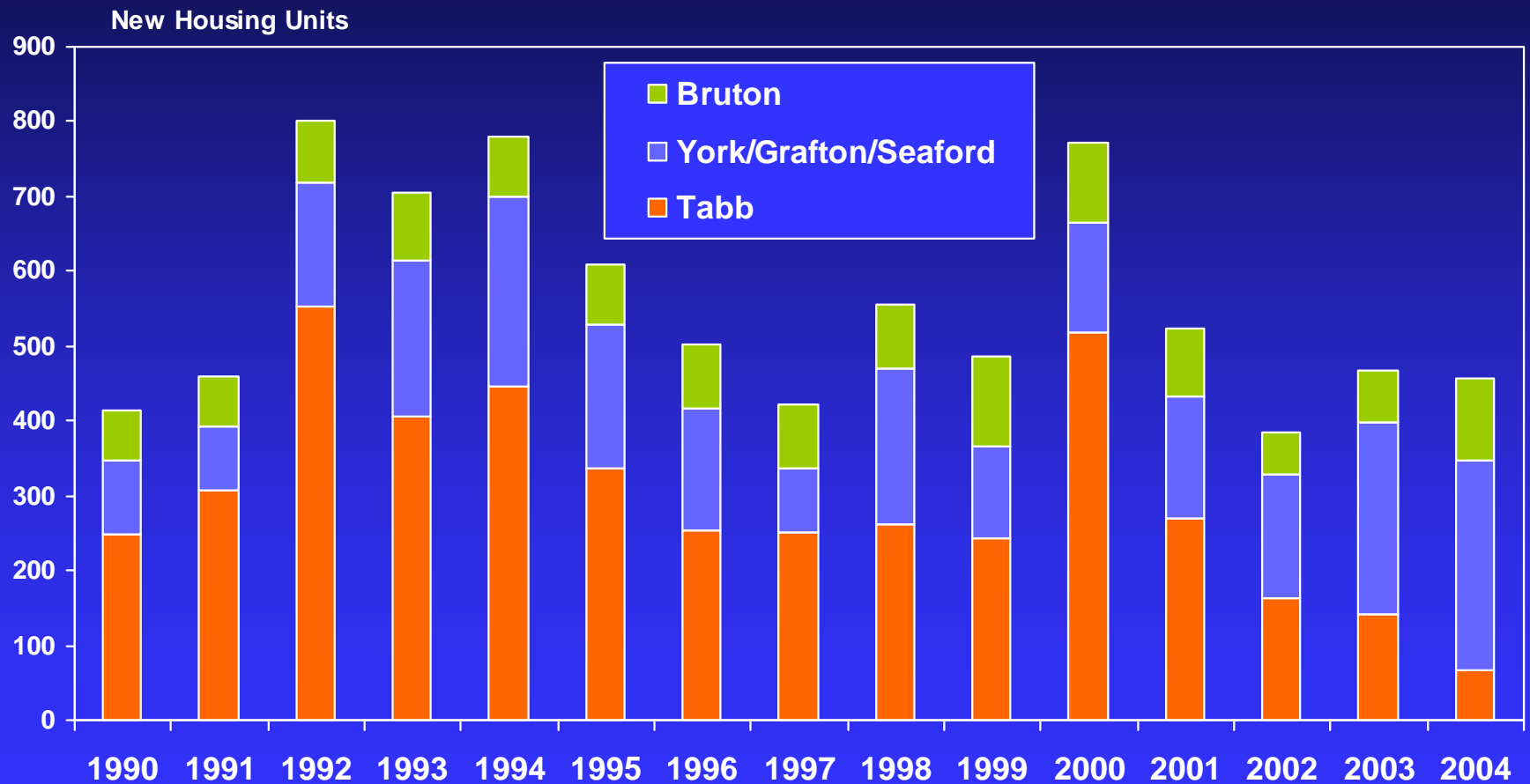
York County Comprehensive Plan Review
Steering Committee

December 8, 2004

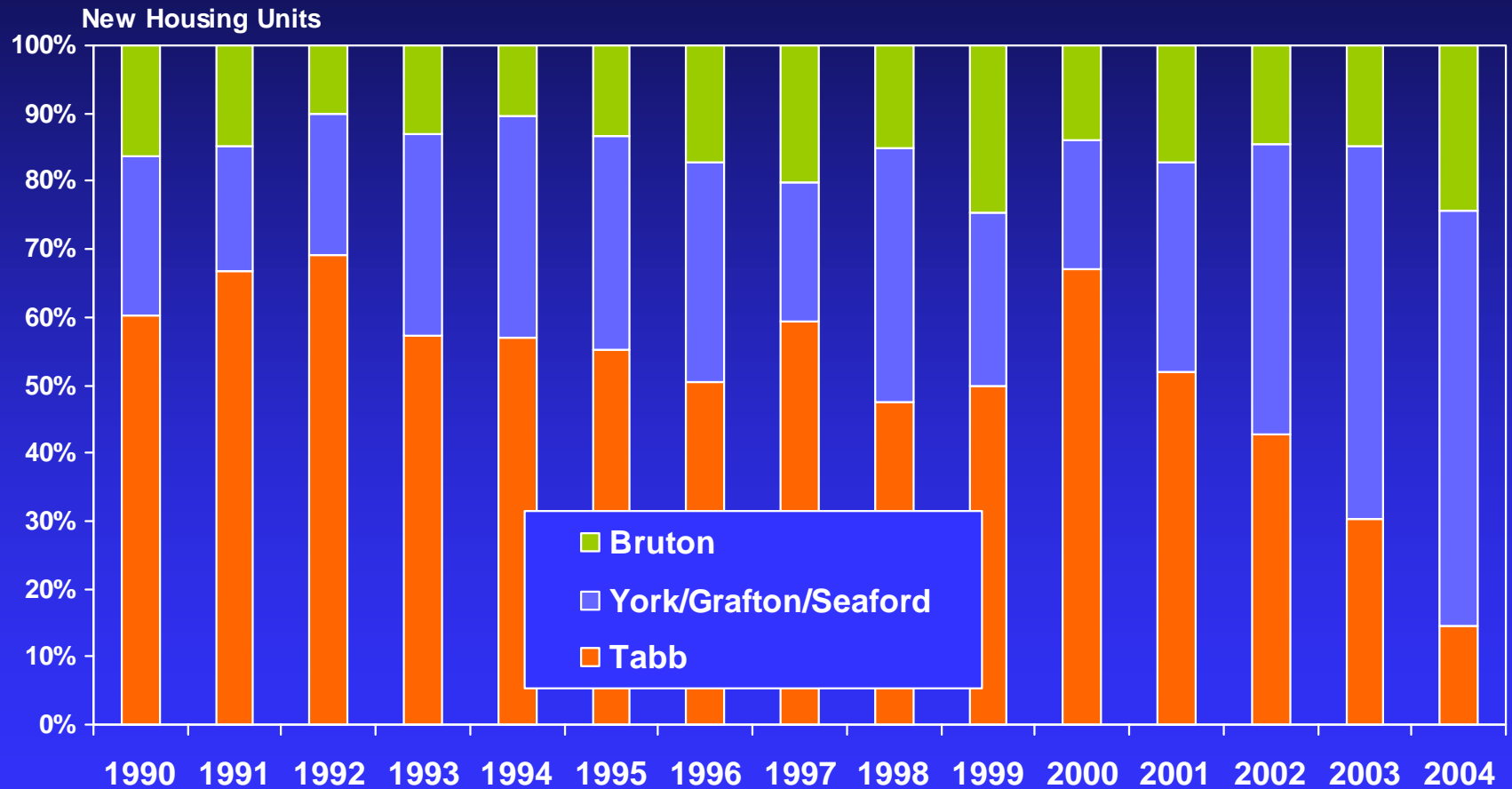
Most of the growth in the '90s was in the first half of the decade...



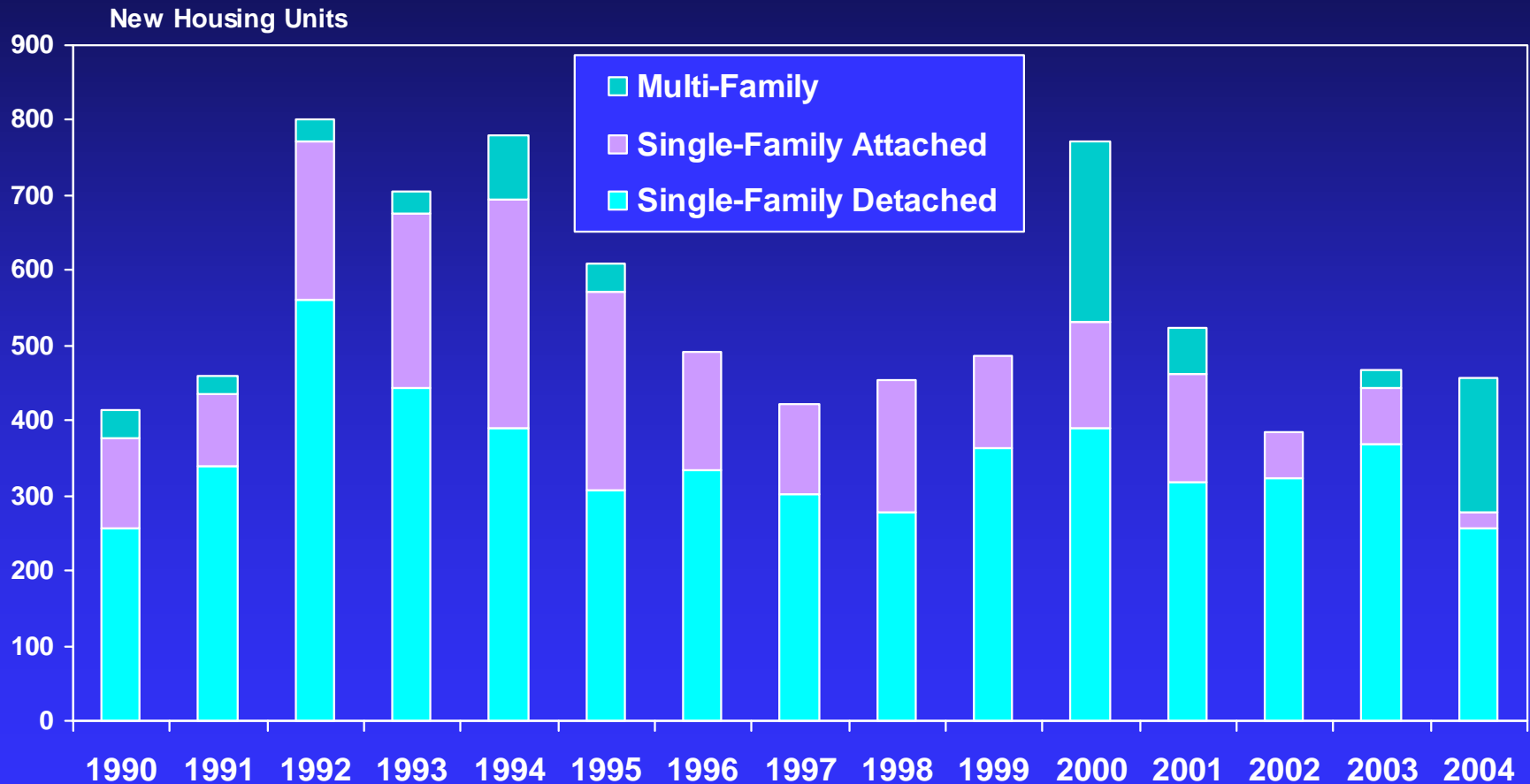
...and most of it in the Tabb area...



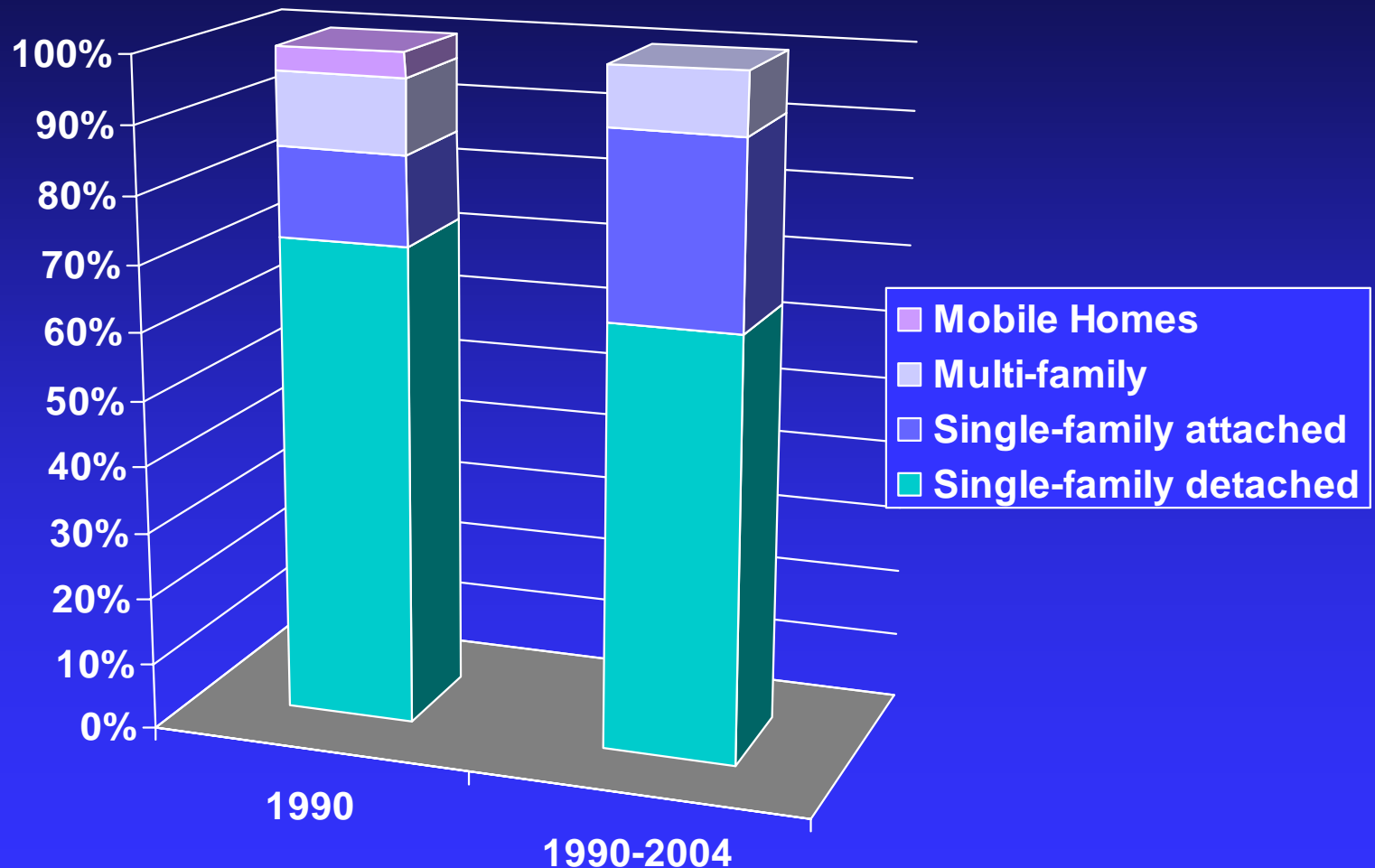
...and most of it in the Tabb area...



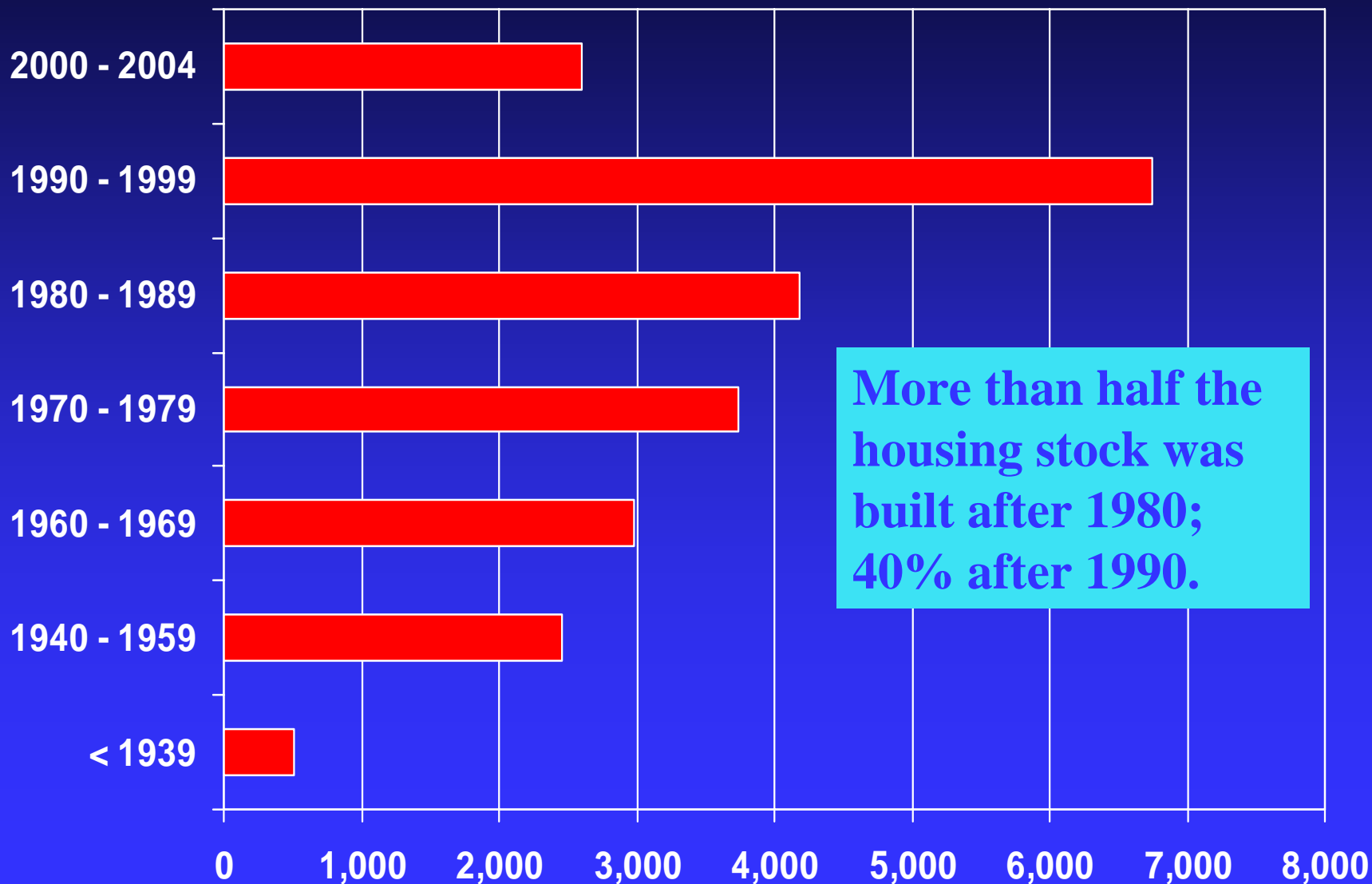
...and much of it attributable to townhouses, apartments, etc...



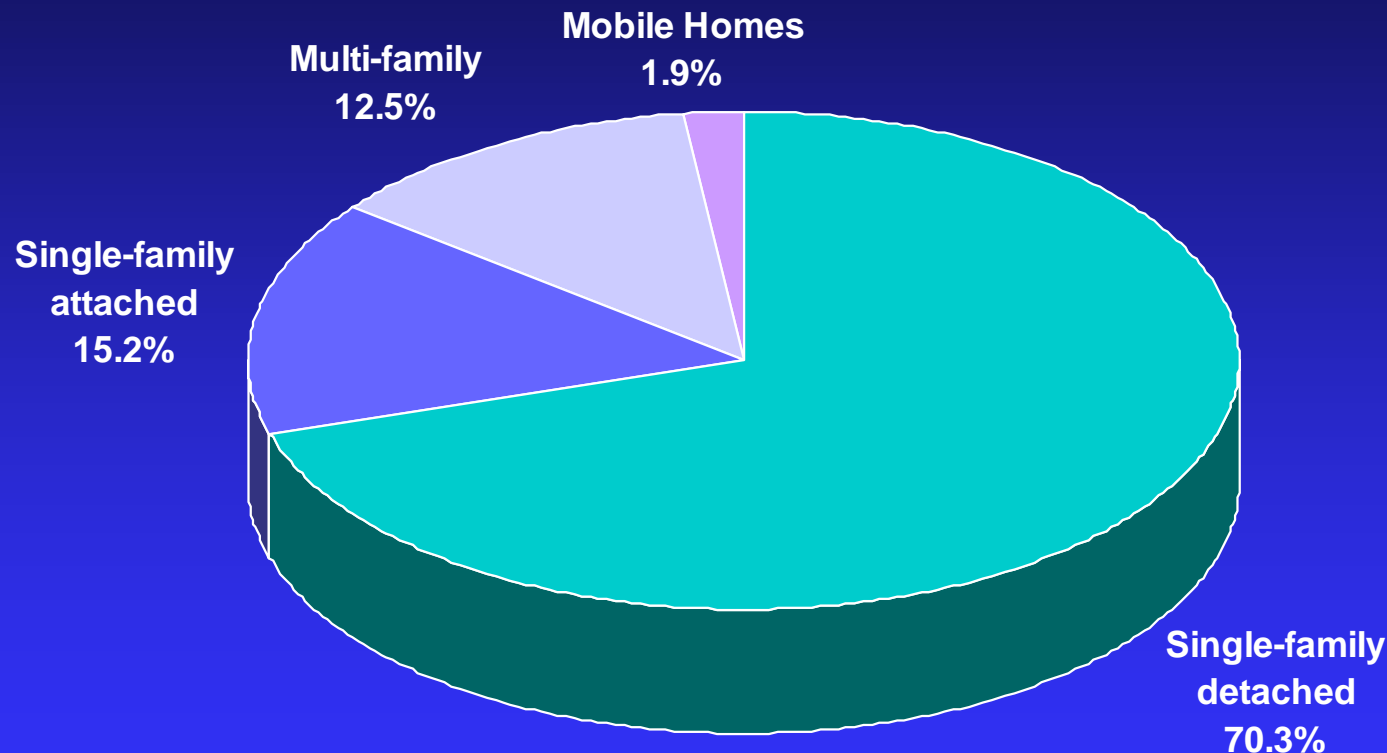
...contributing to the diversity of the housing stock.



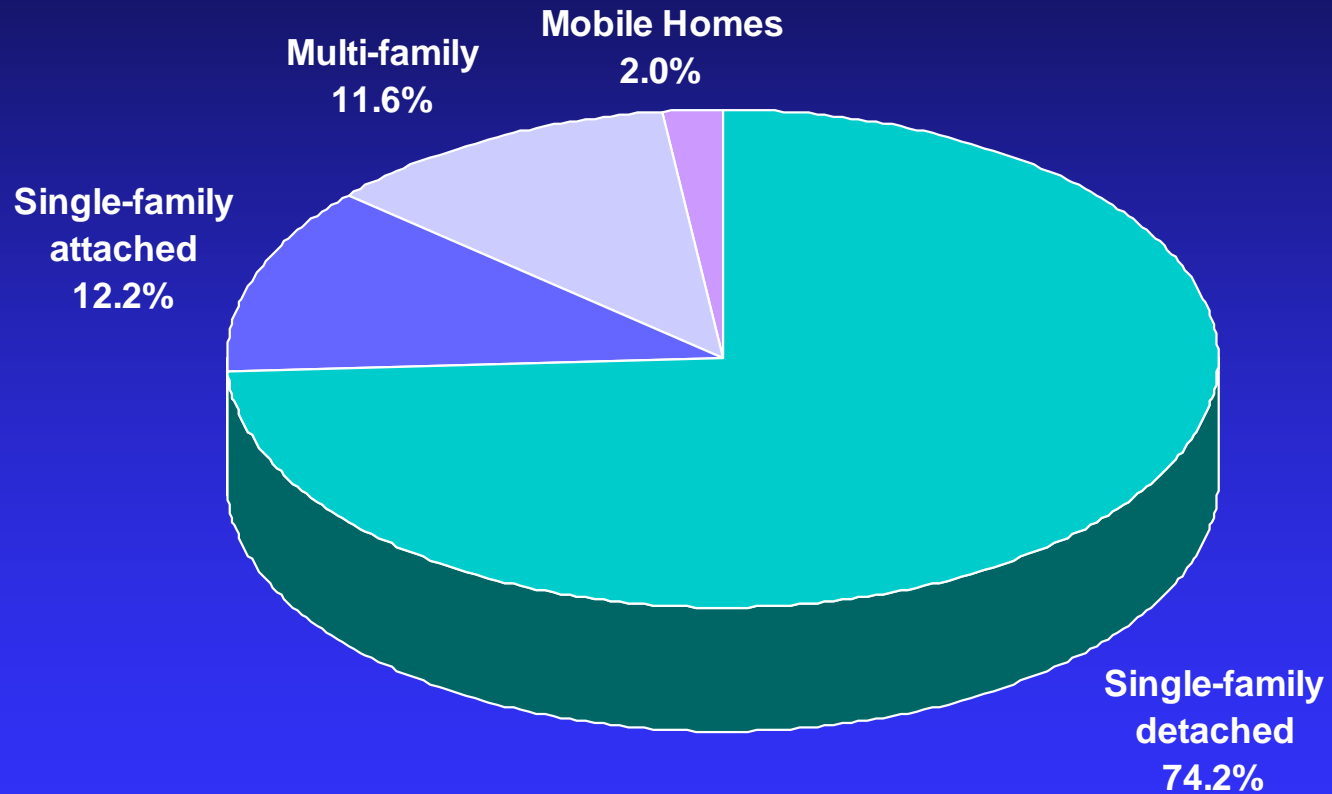
Not surprisingly, the housing stock is relatively young, on average.



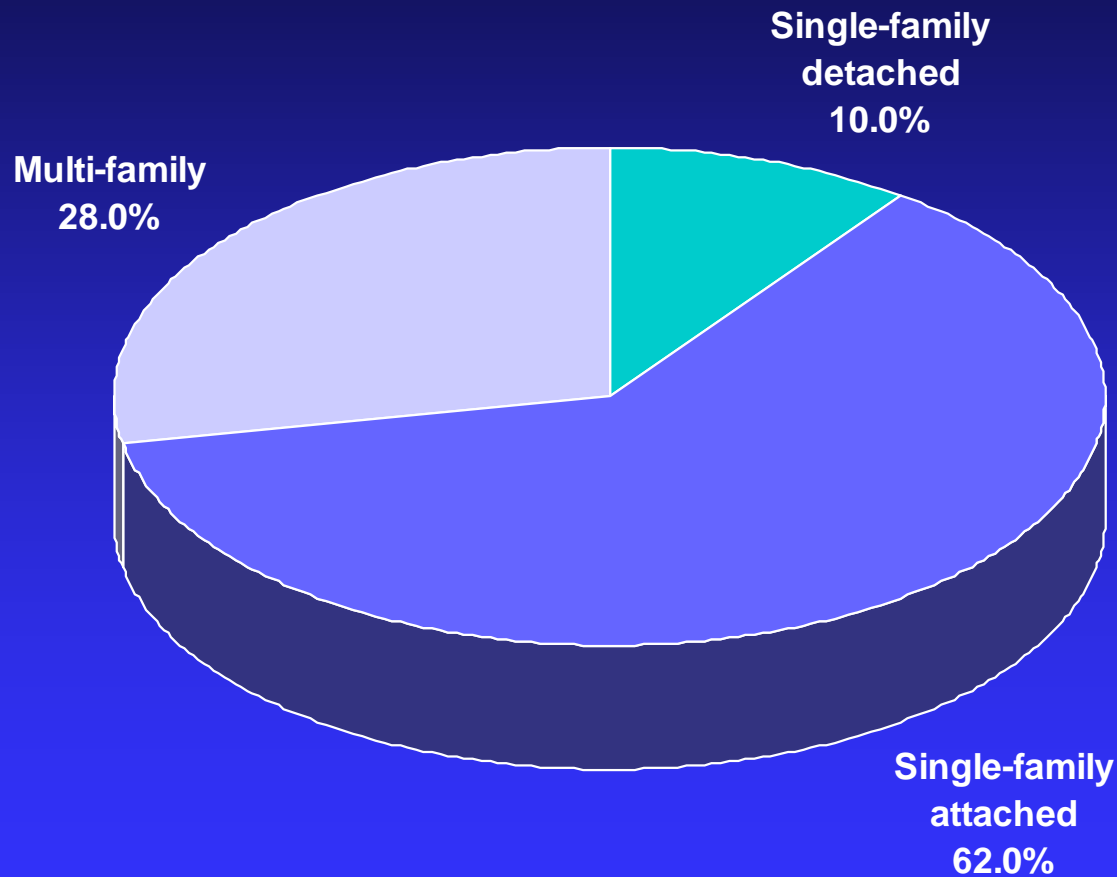
The vast majority of homes are single-family detached...



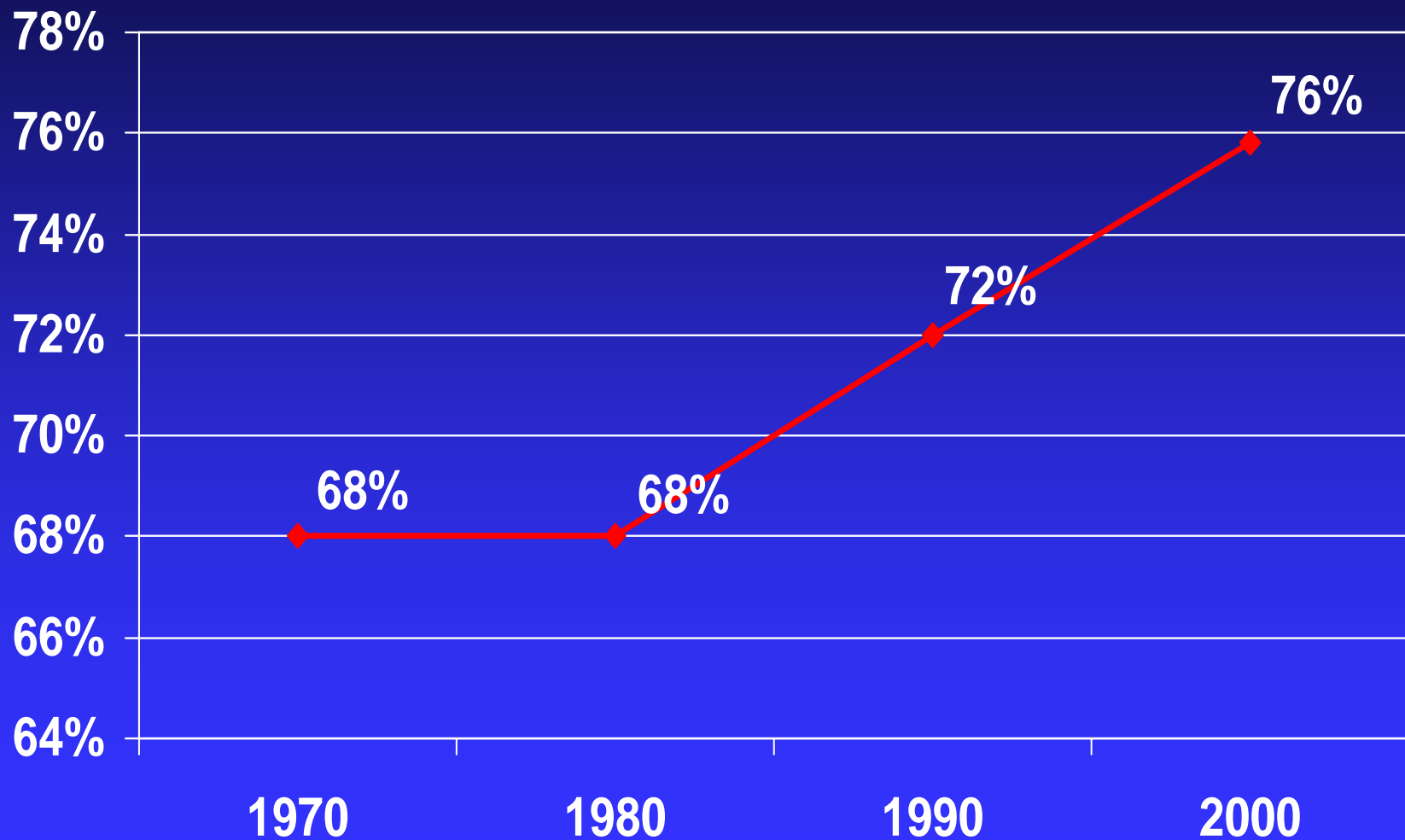
...even more so when military housing is excluded...



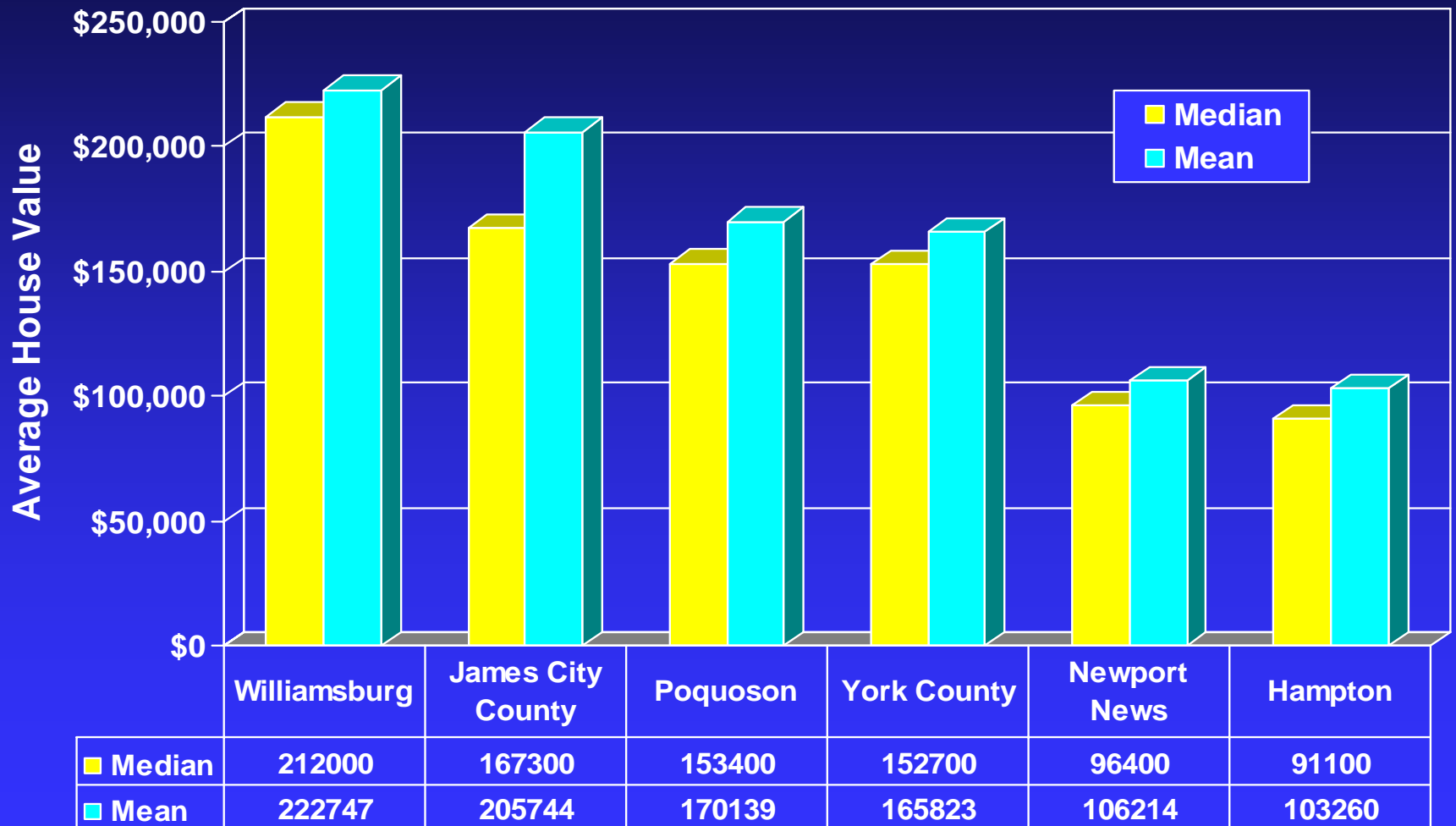
***...since most on-base housing units
are apartments and townhouses.***



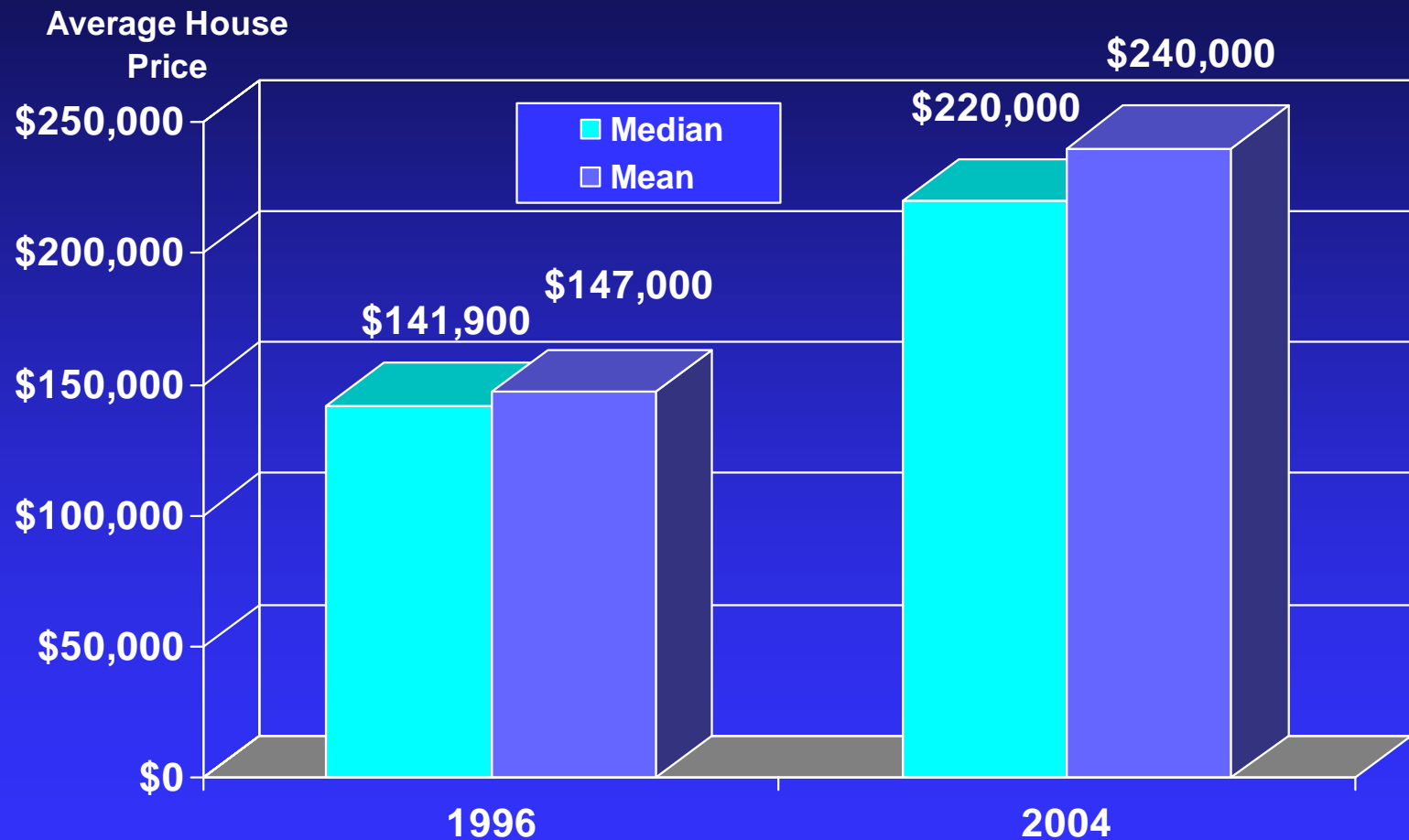
Homeownership continues to rise.



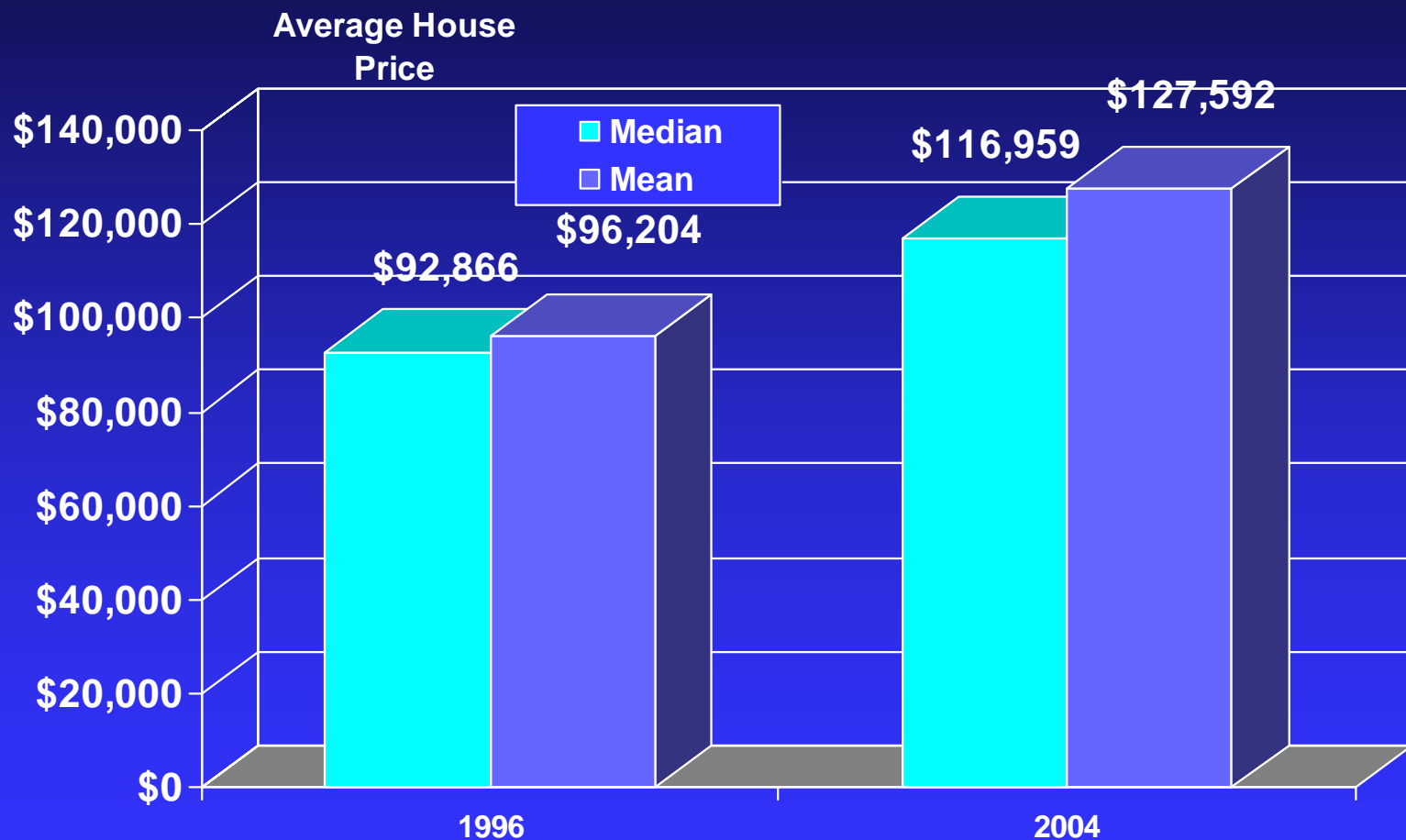
York County ranks fourth on the Peninsula in average house value.



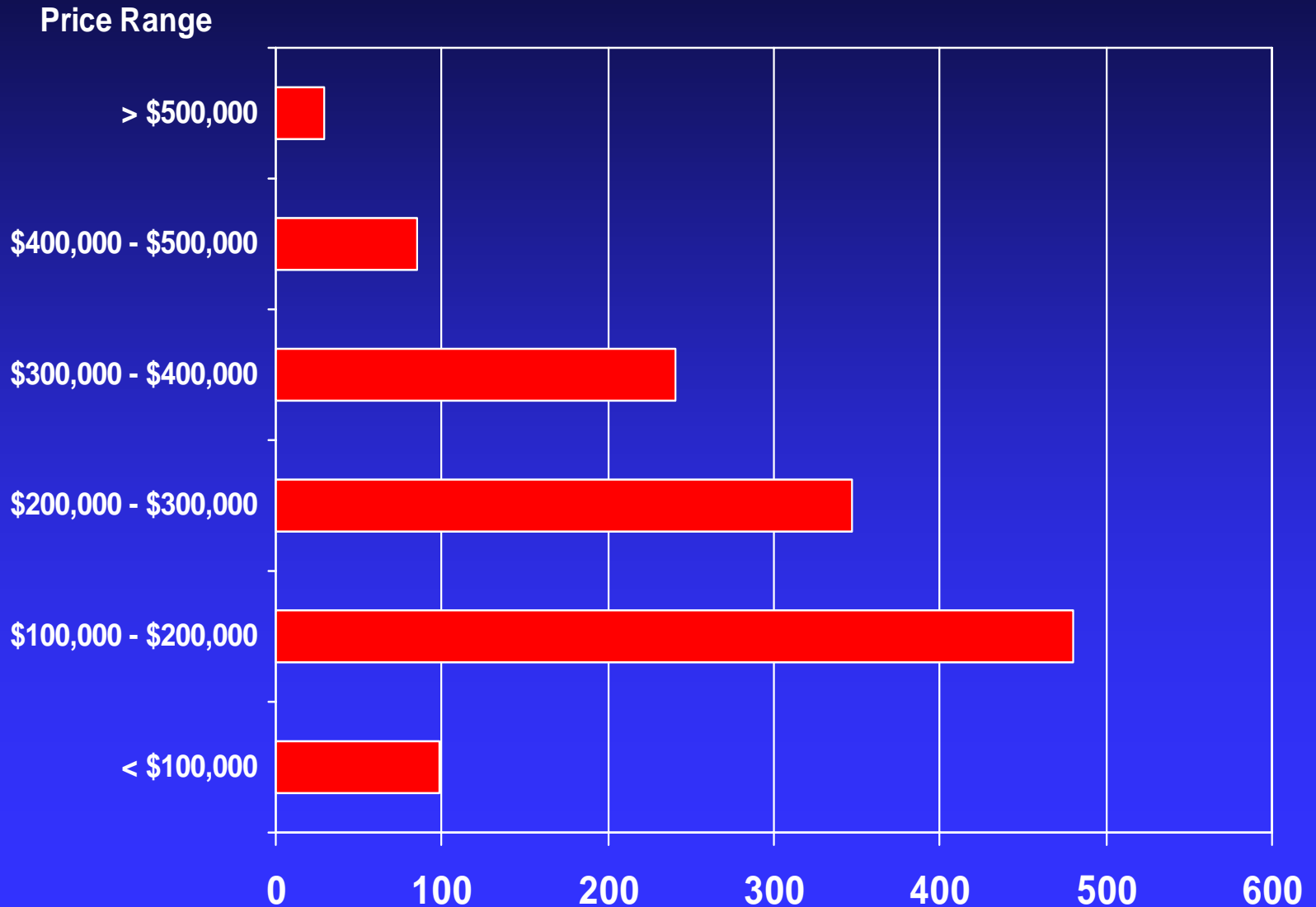
The median house price has increased 55% since 1996...



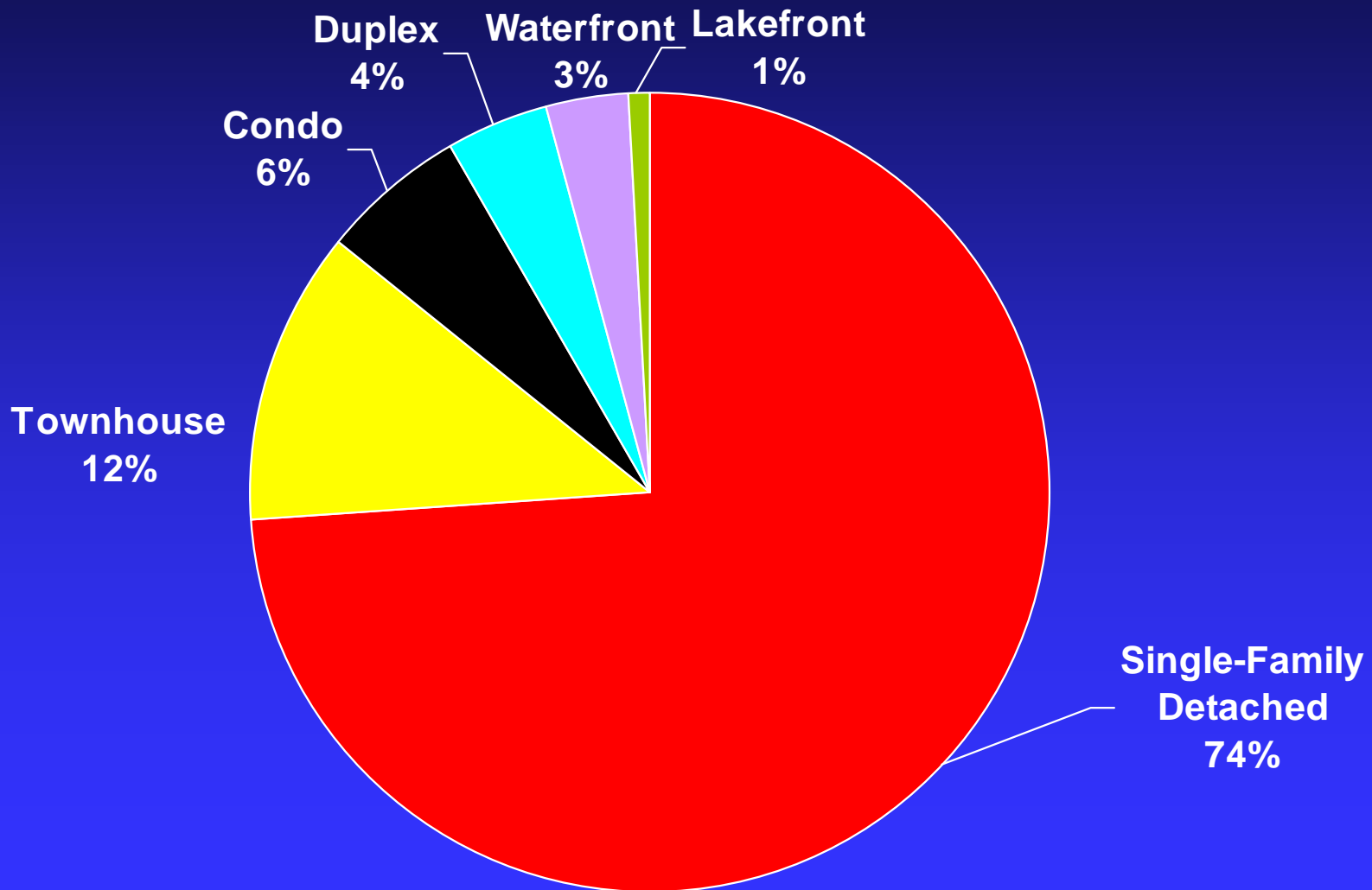
***...with a real increase of 26% when
adjusted for inflation (1982-84 \$).***



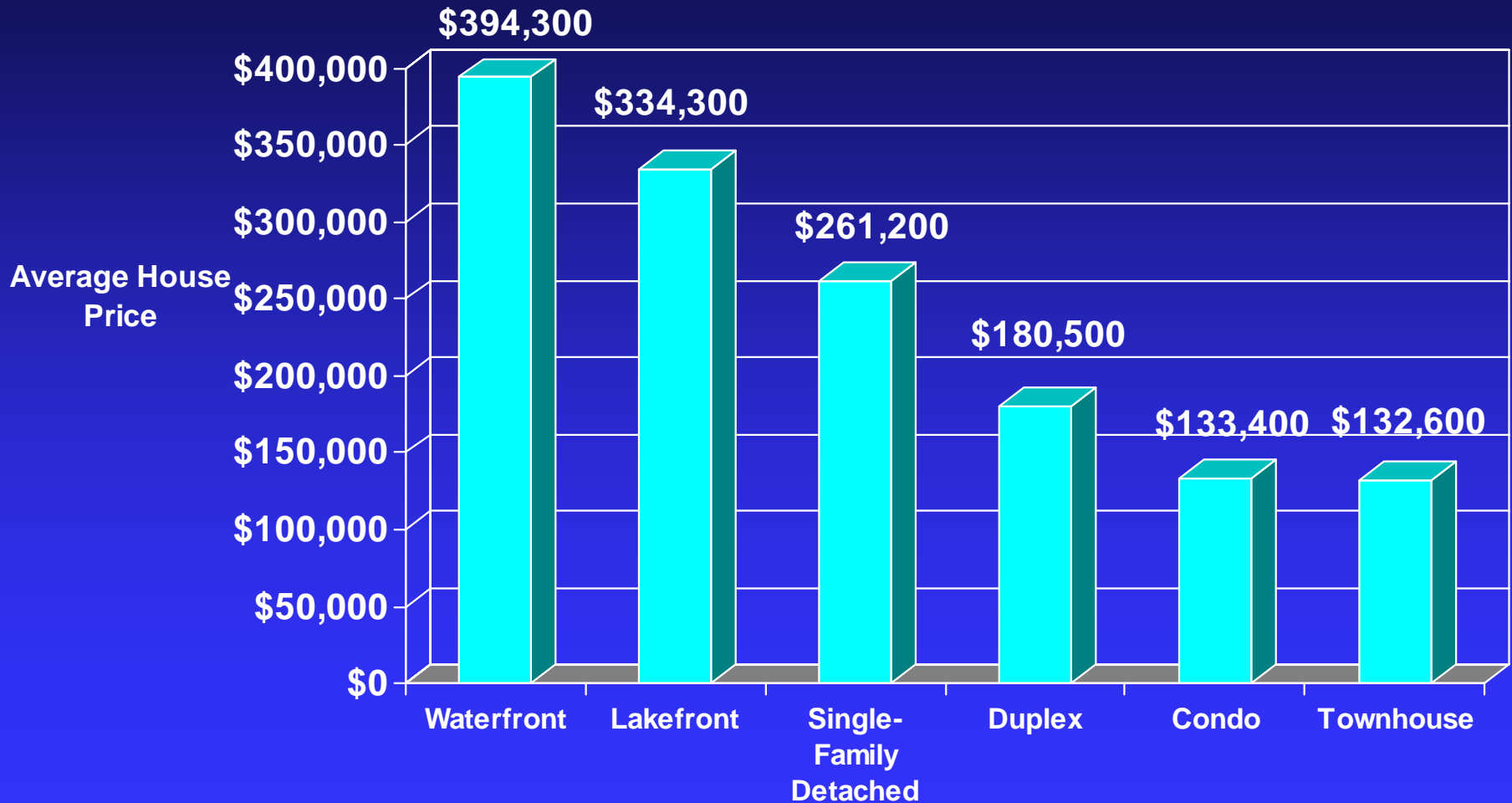
Home sales by price range



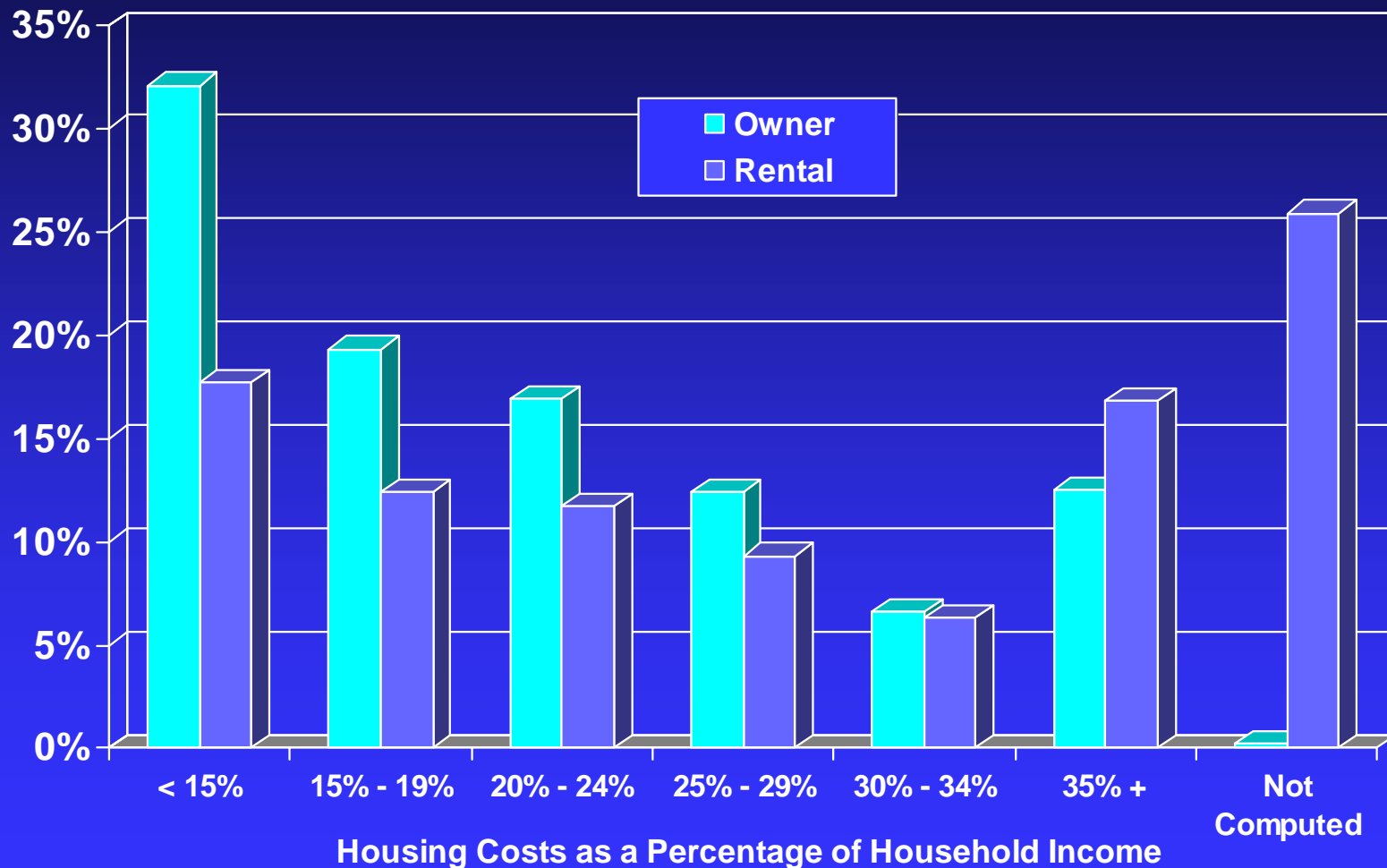
Condos and single-family attached account for almost 25% of sales...



...which has helped to keep the overall average price down.

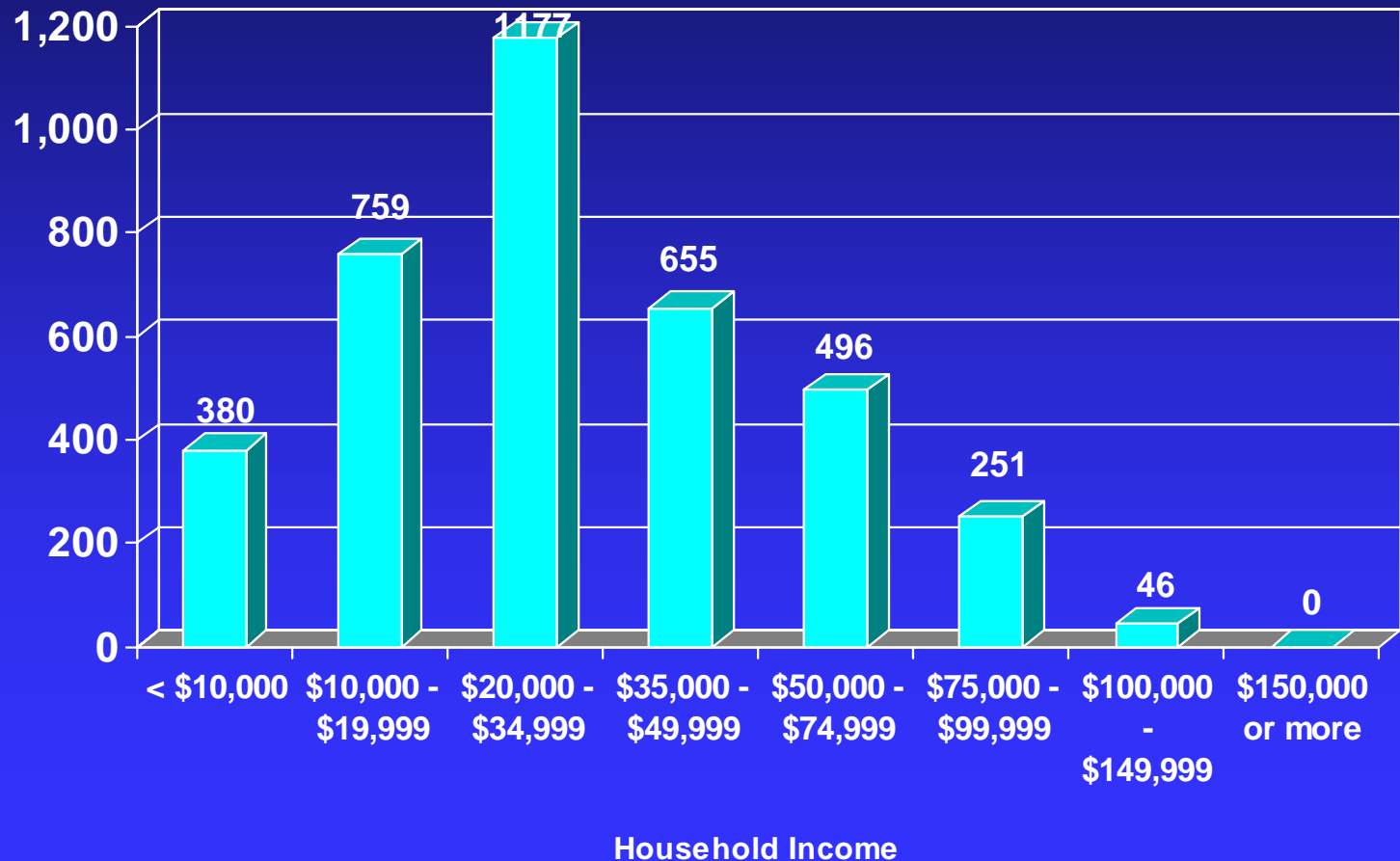


One fifth of households pay more than 30% for housing...

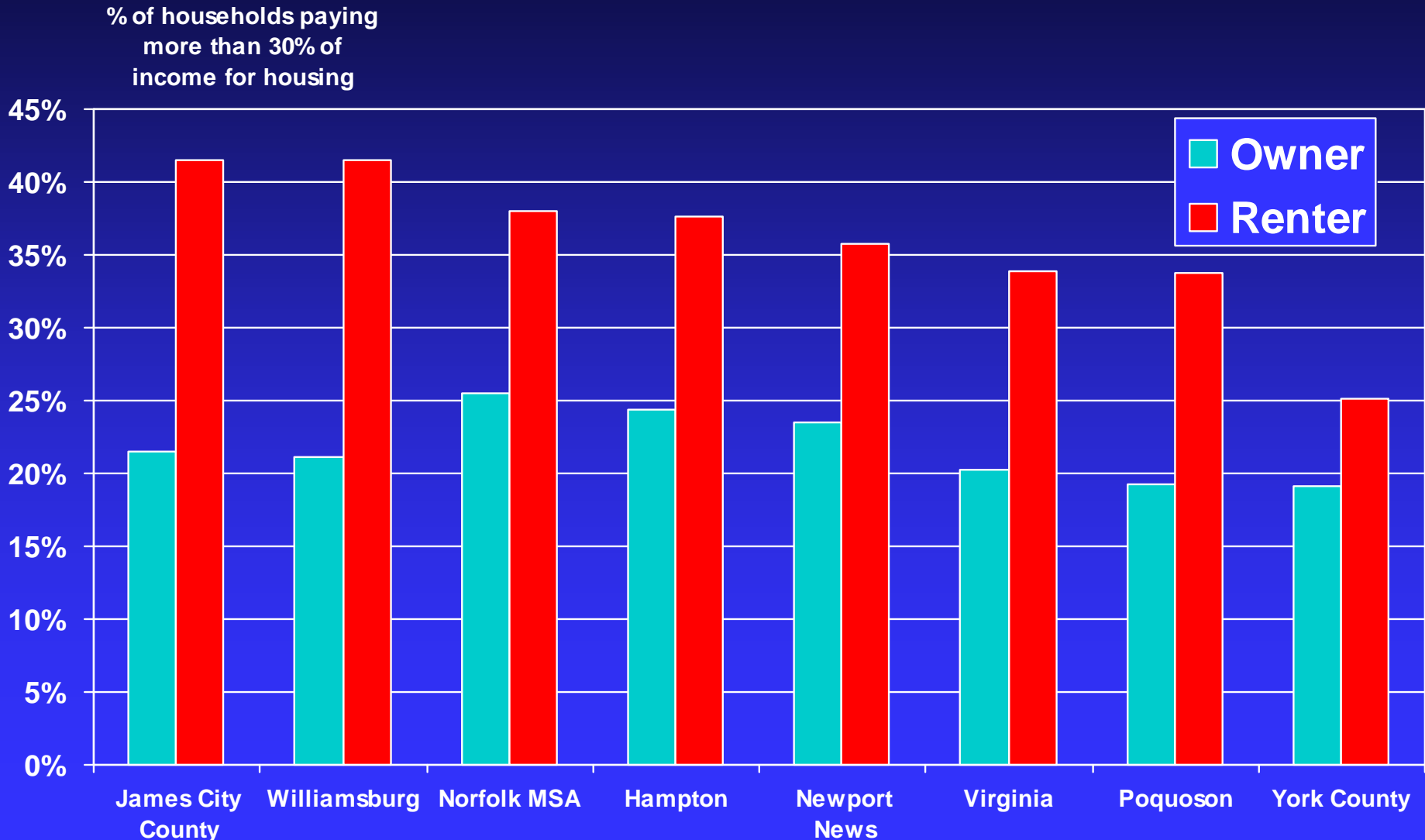


...but about a fifth of them have incomes above the area median.

Households paying more
than 30% of their
incomes for housing



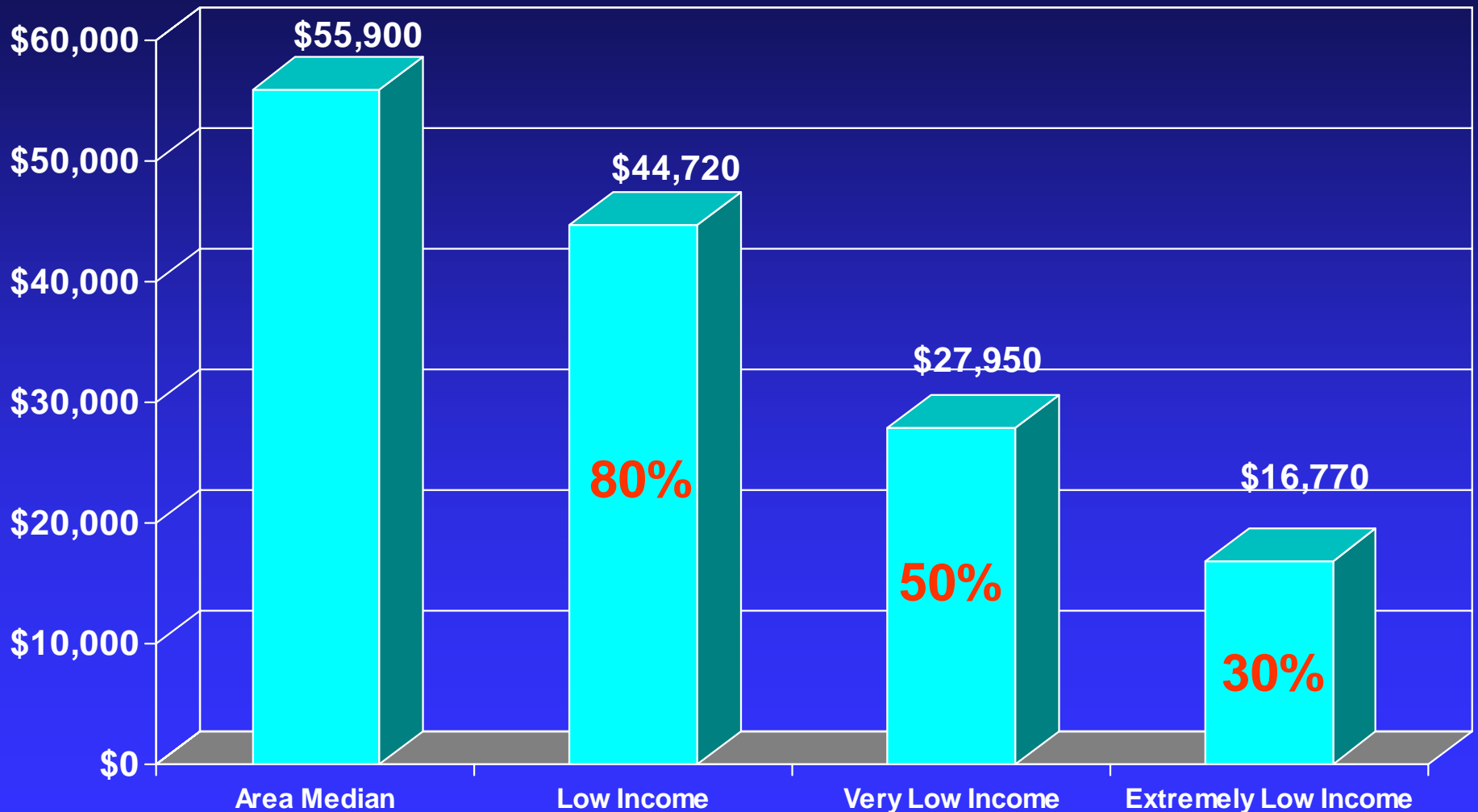
Based on the 30% rule, York County compares favorably in affordability.



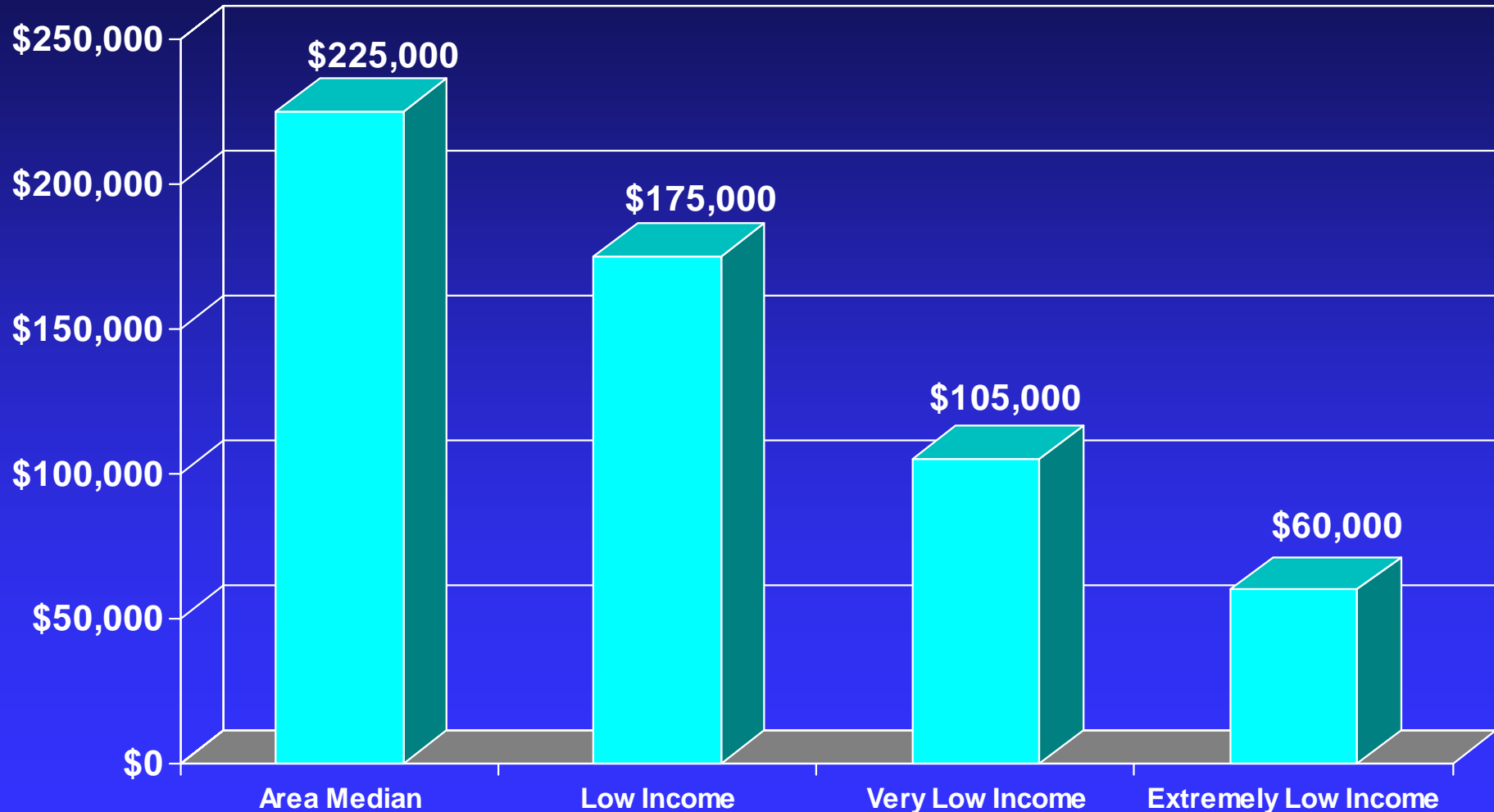
The Code of Virginia requires Plans to address affordable housing:

“The plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.”

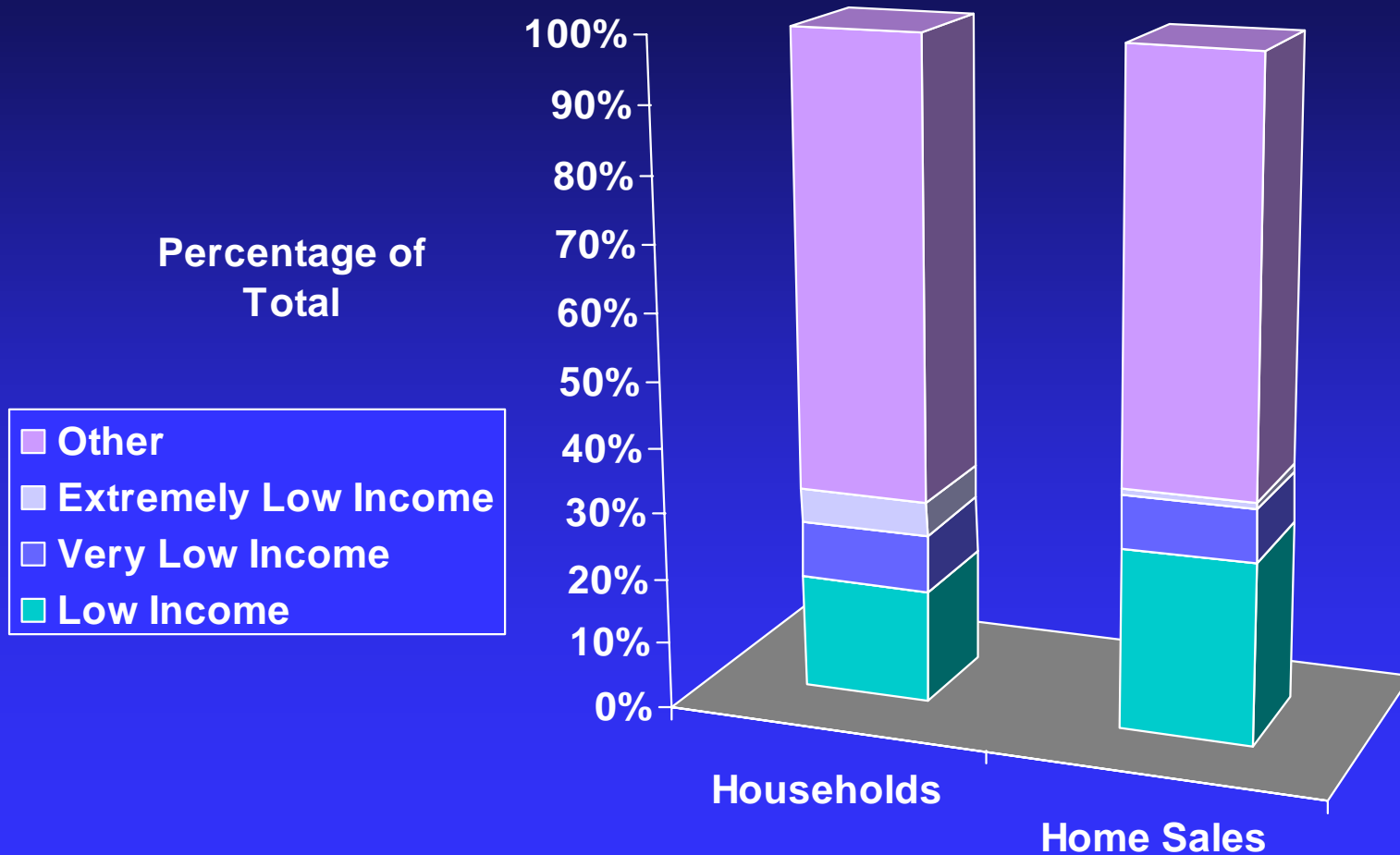
HUD income thresholds are based on the median for the metro area...



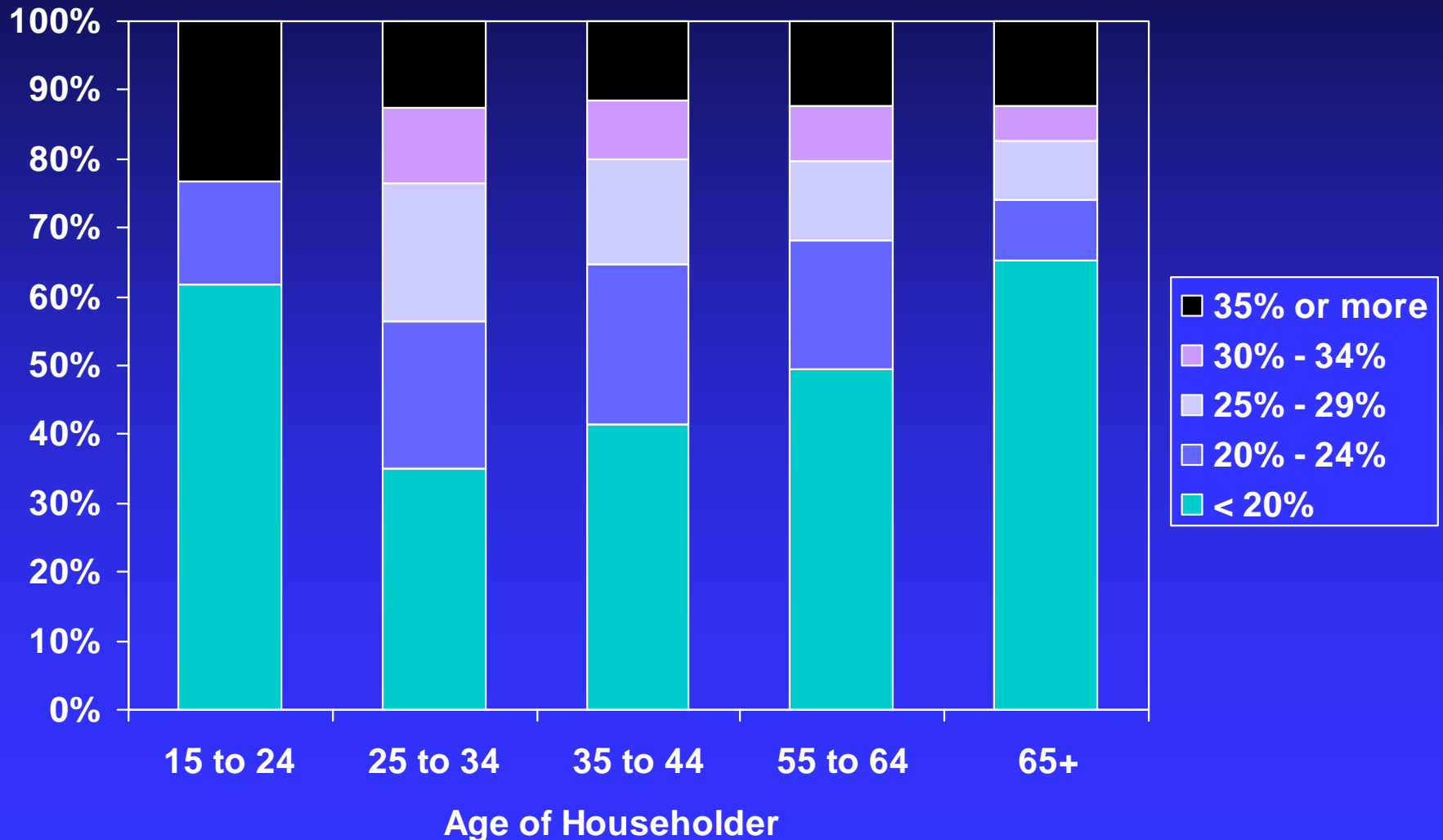
***...with corresponding “affordable”
home prices based on the 30% rule.***



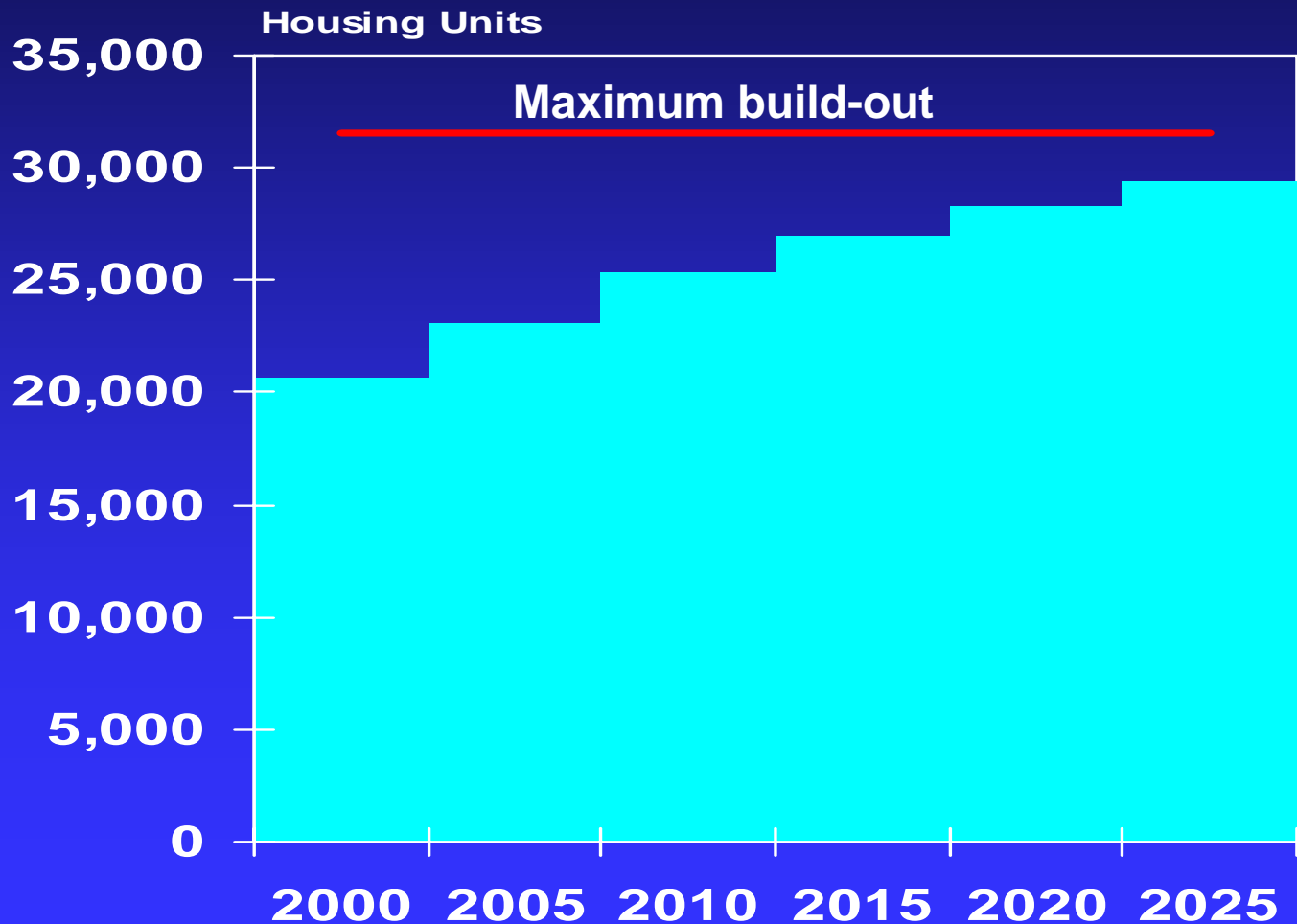
36.5% of homes sold in 2004 were affordable to “low income” households.



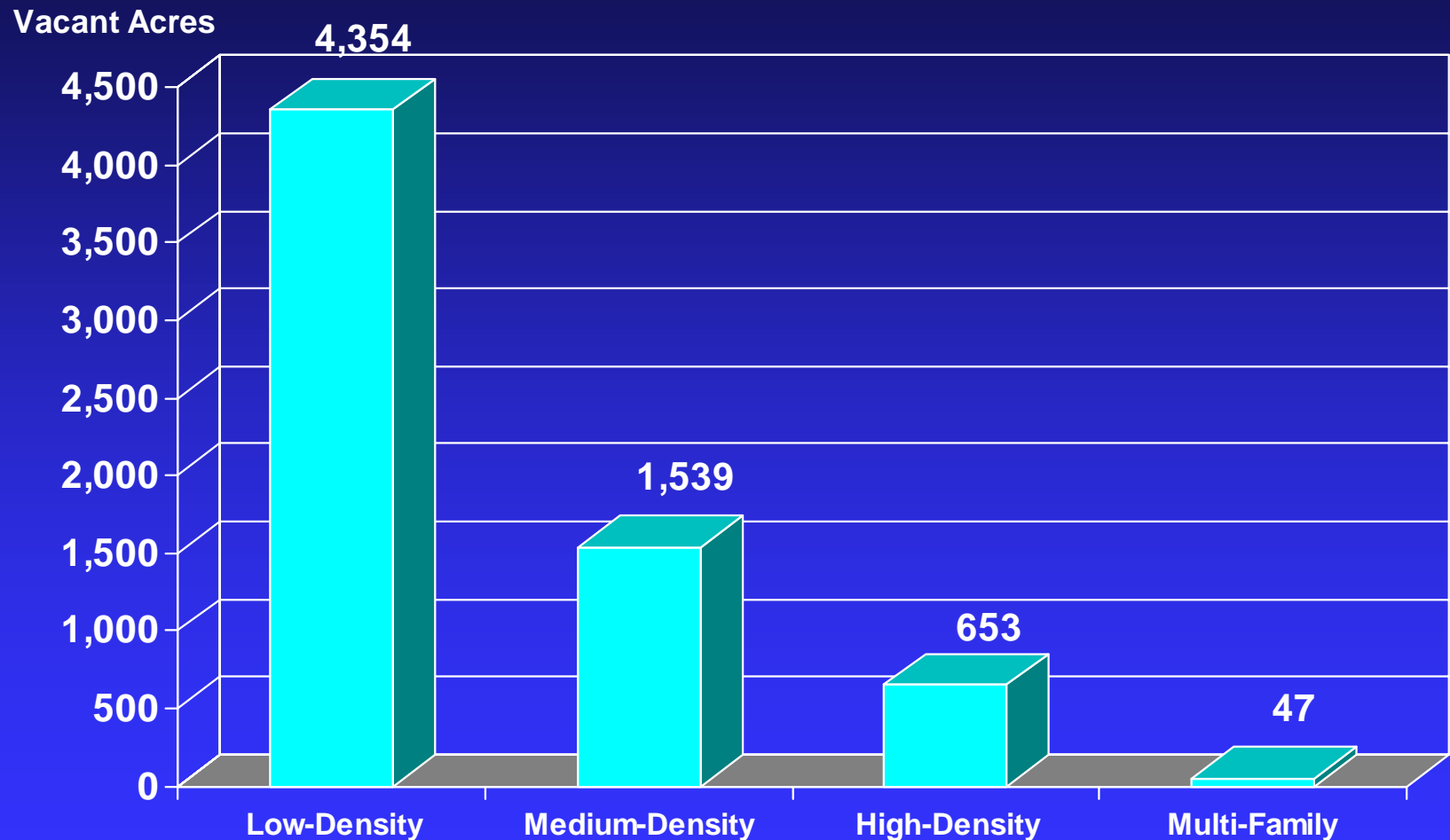
Homeowners under 35 are most likely to pay more than 30% for housing.



Over 6,000 new housing units are projected in the next 20 years...



Two thirds of the vacant residential land is designated Low Density.



717 additional units currently planned in the upper County

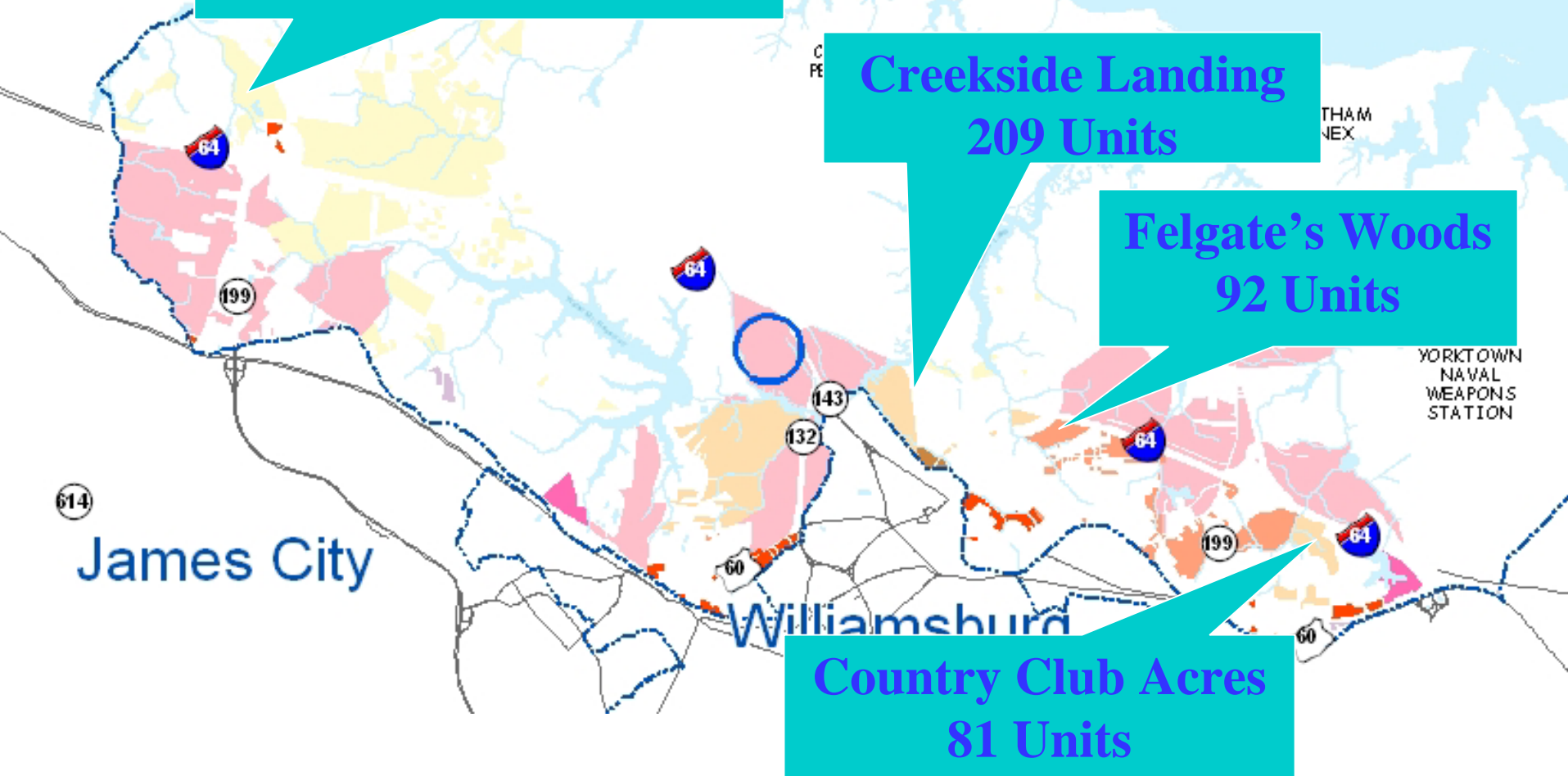
Gloucester

**The Oaks at Fenton Mill
84 Units**

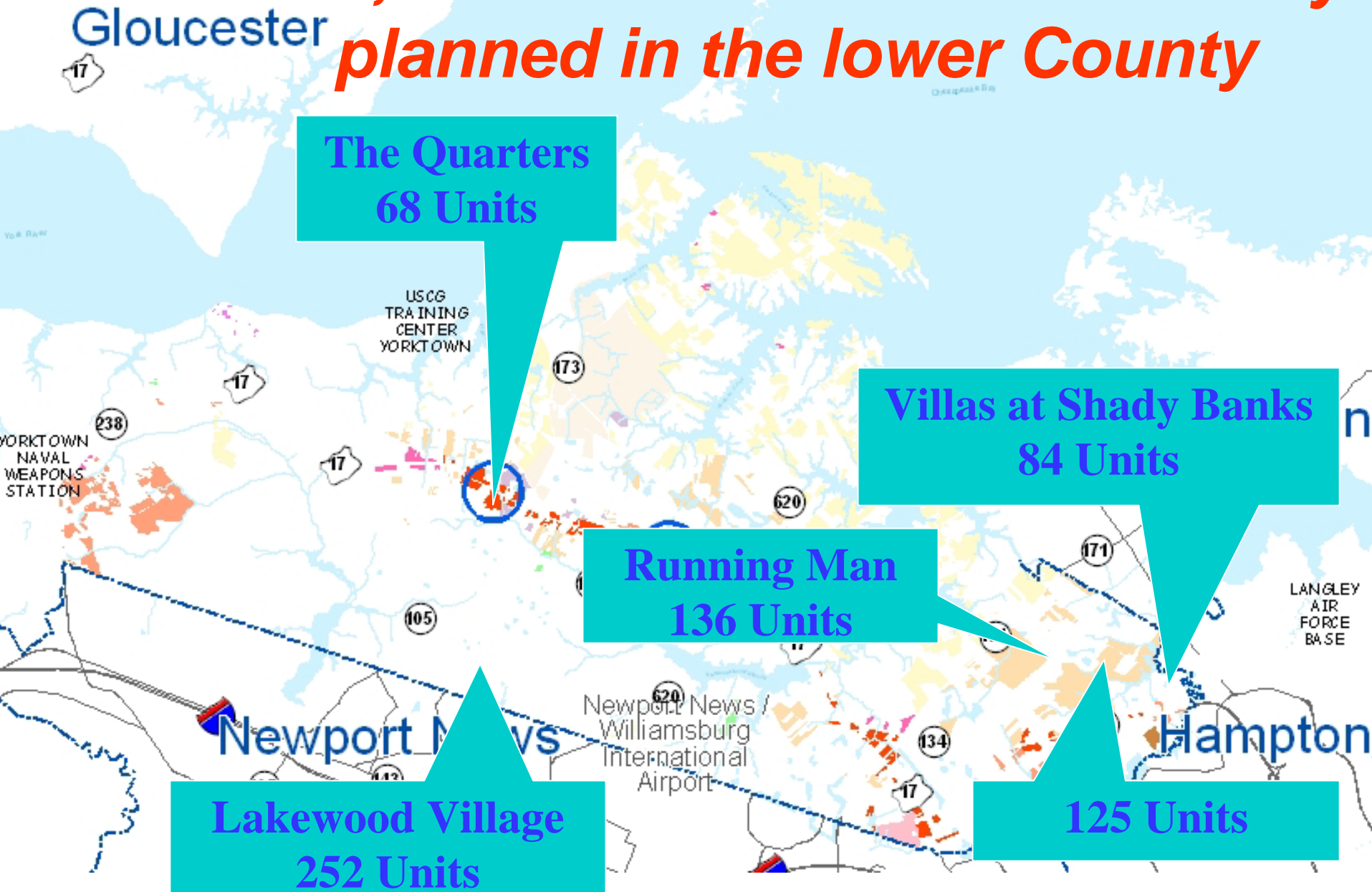
**Creekside Landing
209 Units**

**Felgate's Woods
92 Units**

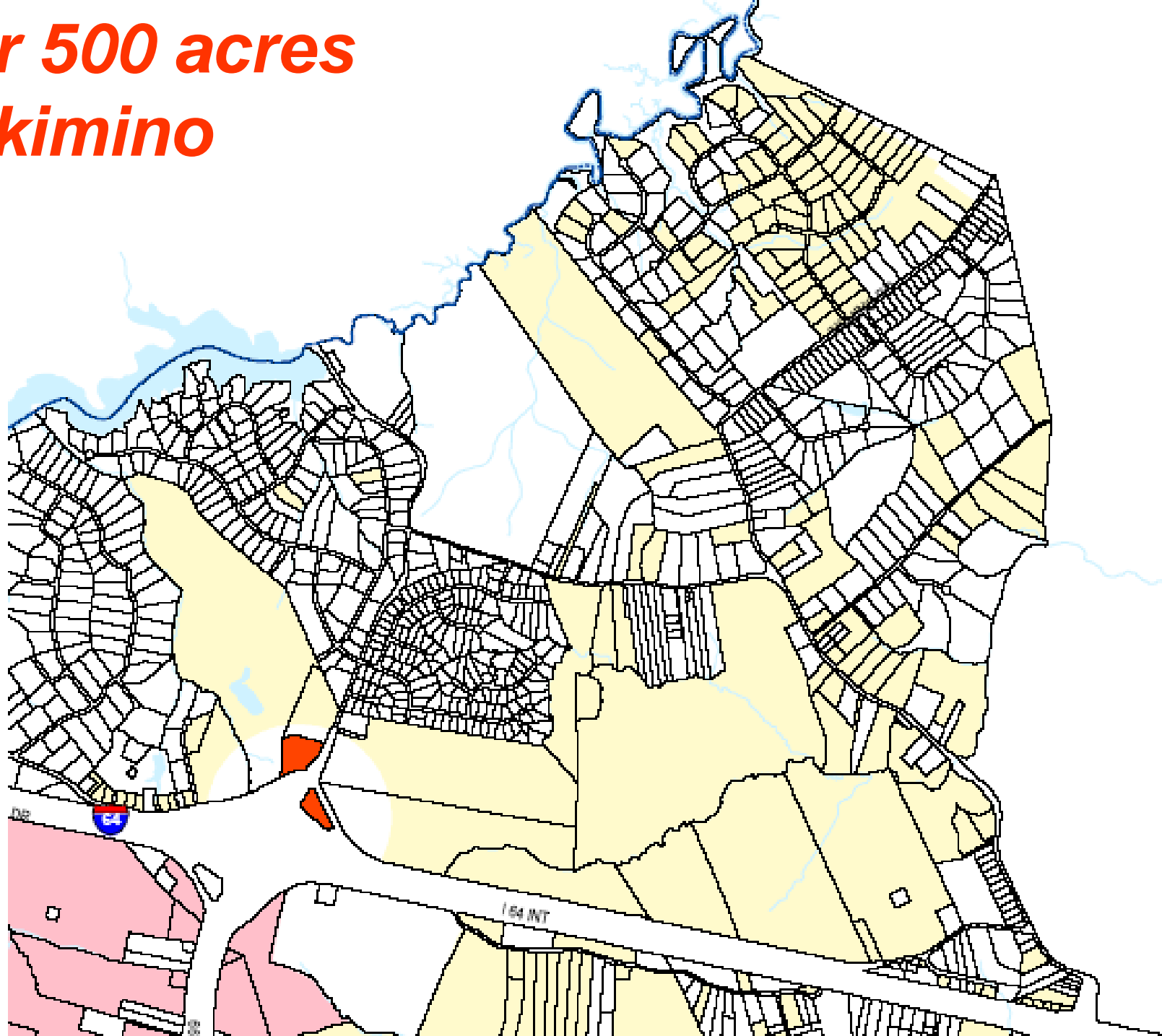
**Country Club Acres
81 Units**

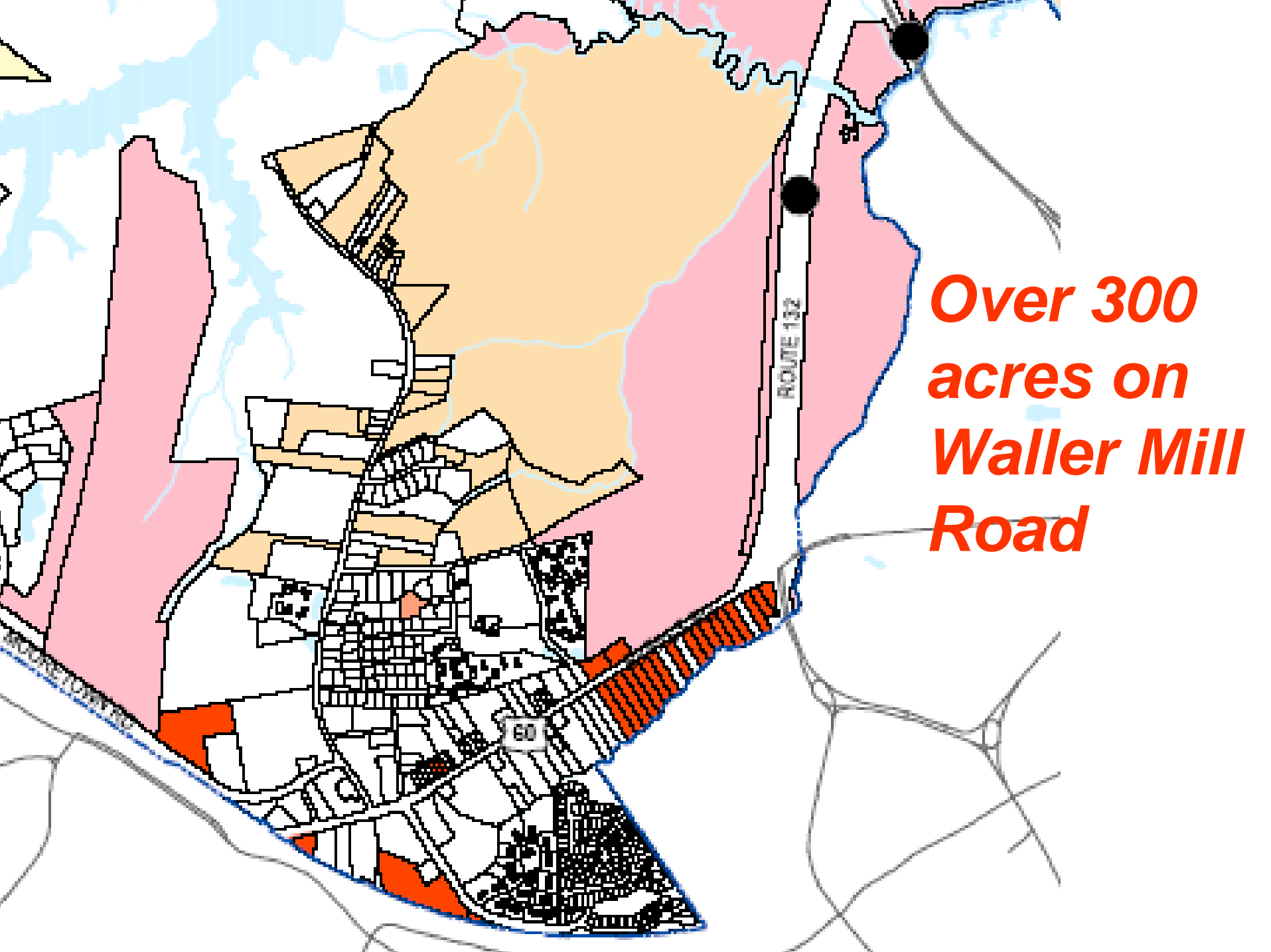


1,304 additional units currently planned in the lower County



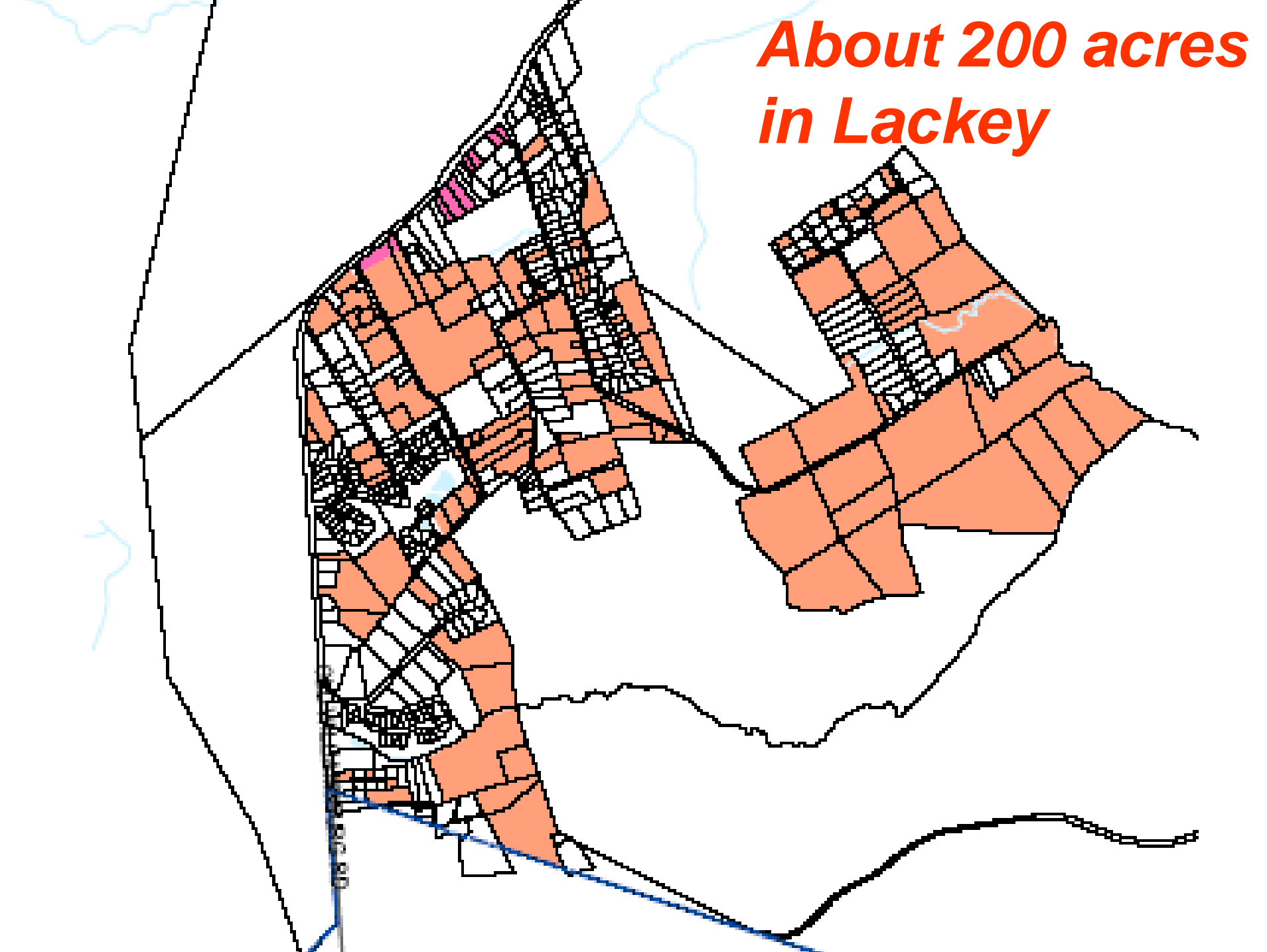
*Over 500 acres
in Skimino*



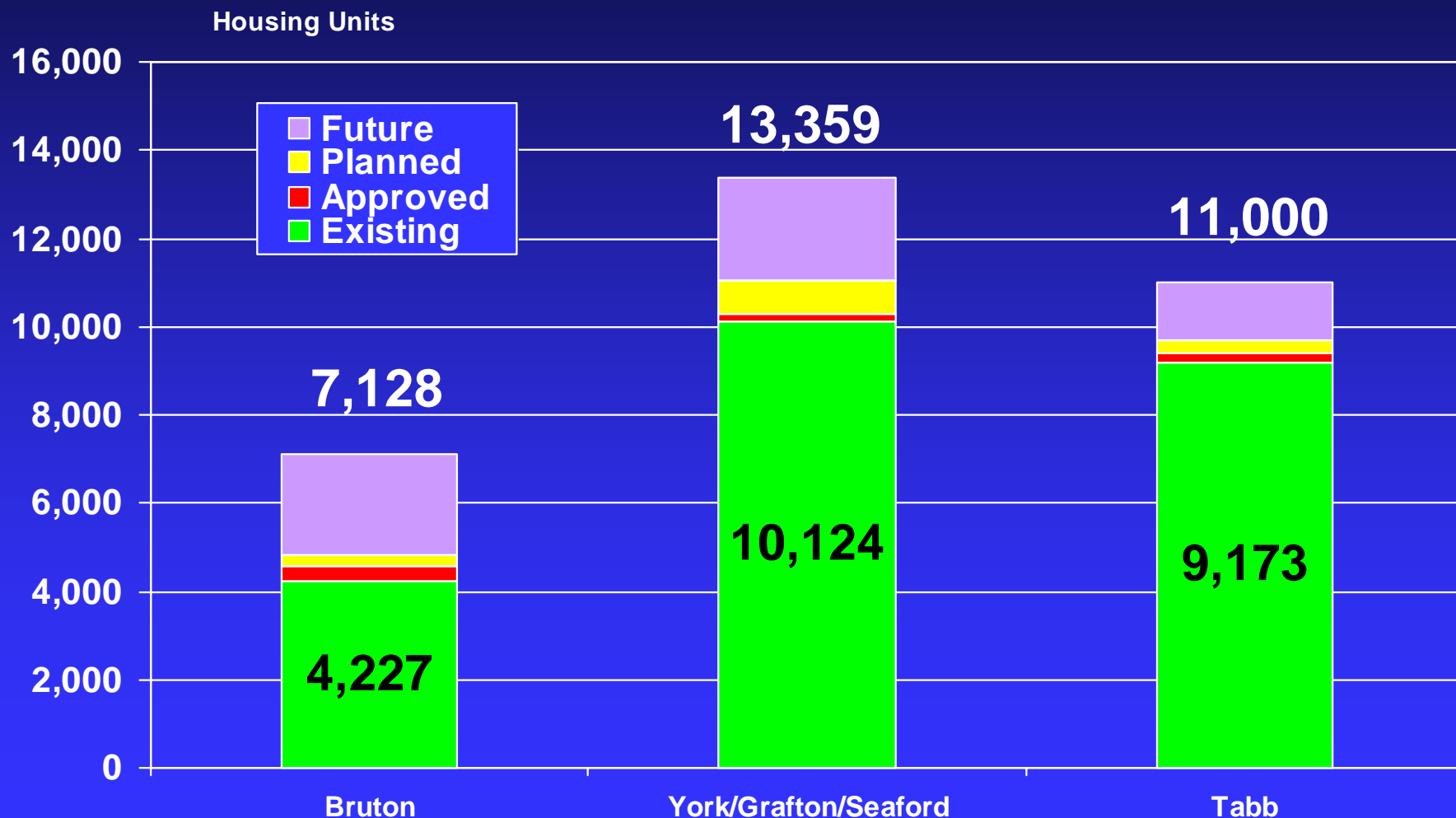


***Over 300
acres on
Waller Mill
Road***

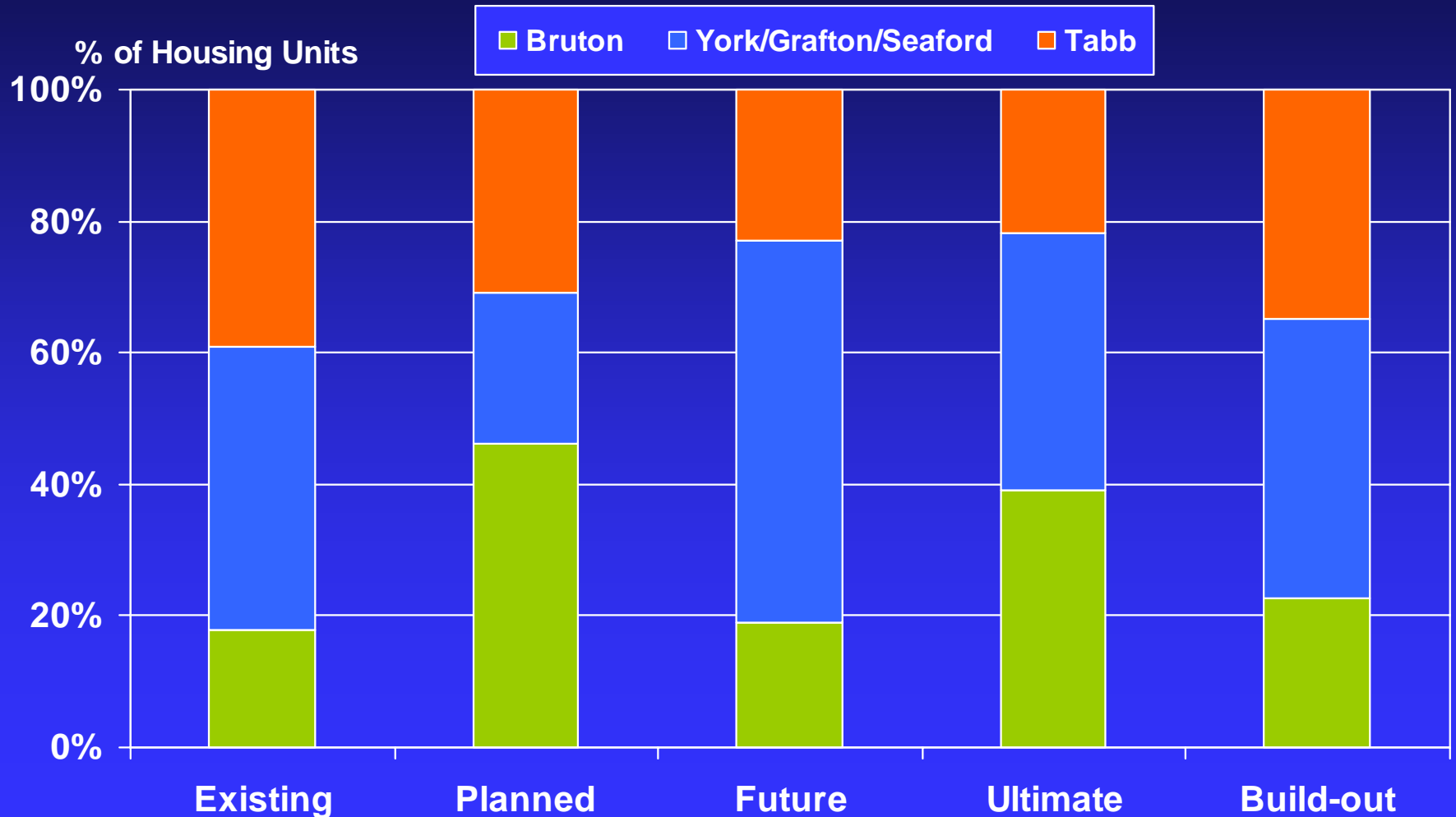
*About 200 acres
in Lackey*



Almost 3000 potential units in Bruton, 2000 in Tabb, and over 3000 somewhere between.



Geographic distribution of the population would not change significantly at build-out.



Comprehensive Plan Issues

- 80,000 build-out
- Housing affordability
- Diversity of the housing stock
- Mixed use?